

BLAINE COUNTY PLANNING & ZONING COMMISSION
REGULAR MEETING

Thursday, Feb. 28, 2019, at 6:30 pm

*Main Meeting Room in the Old County Courthouse
206 First Avenue South, Hailey, Idaho*

MEMBERS PRESENT

Rachel Martin
Ned Hamlin
Mike O'Farrell
Mark Pynn
Pat Murphy
Susan Giannettino

MEMBERS ABSENT

William Ranill

STAFF

Kathy Grotto
Nancy Cooley
Tom Bergin

On Thursday, Feb. 28, 2019, Blaine County Planning & Zoning Commission Chairman Rachel Martin called the meeting to order at 6:30 pm.

- I. **ACTION ITEM: Sawtooth Botanical Garden Conditional Use Permit (CUP) Review.** A public hearing and review of the 2018 modified CUP issued to the Sawtooth Botanical Garden. No changes are proposed to the CUP as part of this review. The purpose is to verify compliance with the conditions of approval from 2018. The address is 9 Gimlet Rd. and it is Lot 2, Block 1, LeBaron Estates Subdivision. The lot is zoned Low Density Residential District (R-1) and is within the Scenic Highway Overlay (SHO) district.

Rachel – Disclosures? - none

Tom for Notice:

Notice of the January 24, 2019, hearing was provided as follows:

- A. Published in the Idaho Mountain Express on January 9, 2019;
- B. public service announcement request to area media sent January 7, 2019;
- C. sent to all Blaine County political subdivisions on January 7, 2019;
- D. posted in at least five (5) public places on January 7, 2019, as evidenced by affidavit in file;
- E. sent to incorporated cities in County pursuant to Area of City Impact Agreements on December 24, 2018; and,
- F. The draft of the proposed amendments was made available on the county web site on January 10, 2019.

► **Motion:** Upon motion by Commissioner Pynn, second by Commissioner Giannettino, and by a vote of 6 to 0 (Commissioner Ranil is absent), the Commission finds notice to be in compliance with applicable regulations in I.C. §67-6509.

Nancy reads additional public comment into record.

Rachel – turns it over to Jen Smith for presentation.

Jen Smith – SBG Executive Director – we are in compliance with all conditions, in particular, the amplified sound restrictions. We had 2 events with amplified sound and notices were handed out by me. We did some outreach to the neighbors in an effort to be better neighbor.

Jolyon – Vice Chair of SBG board – we implemented a sound test to find what the decibel levels were at the garden, where to aim the speakers and how the sound travelled into the Aspen Hollow neighborhood. We worked with the neighbors and came up with limits together and you were given copies of that. we intend to follow this process in the future to be good neighbors.

Rachel – do the commissioners have any questions? No. I will open public comment.

Alan Patzer – there were no complaints from any of the owners as to the events last year. It was handled really well. We were really pleased with it.

Mark – do you have a theme for this year's annual fundraising event?

Jen – yes. We are getting back to our roots. We are Gimlets in the Garden.

Mark – what type of music do you plan to play?

Jen – we haven't decided on that yet but will comply.

Mike – has being restricted to 2 events had any financial impact?

Jen – yes, we lost about \$15,000 income.

Susan – I see 2 other letters of support and think that is really encouraging.

Jen – next year is SBG 25th anniversary, so we will see you again in a year to see how we're doing.

Mark – I encourage you to maintain the neighborly relationships and try to collaborate with them. Sounds like you're doing a good job so far.

Rachel – I am closing public comment and go into deliberations. Do we need to go through standards if it's just a review?

Nancy – if you find they are compliant with the conditions, you can assume the standards are

as well. I do have a change I'd like to make on condition #3D on page 4. This is about the notification. I think it's a good idea to receive an affidavit once posting the notice is completed.

Mike – what is the need for an affidavit if everything complies?

Nancy – it's the only evidence that notification was sent to the appropriate people.

Ned – was there a problem in the past about that?

Nancy – no.

Mark - #17 condition. I think it wise to keep the 1-year review and maybe revisit the # of events that can occur each year and if the applicant continues to have good will with the neighborhood, would make the decision easy for us.

Rachel – what if it's just a staff review if there's no change and if there's a change, they come back to us?

All agree, 6-0

Rachel – if you don't want more events, staff can review in 1 year. If you do want more events, then you need to see us.

Mike – do changes to the parking lot need to be done?

Jolyon – the board approved my site plan to do a rope layout of the plan in summer of 2019 to test before spending money on it.

Pat – I move to approve SBG CUP review.

Mark – I second

All in favor 6-0

Rachel – next item is:

- ii. **ACTION ITEM: Zoning and Subdivision Regulations – Text Amendments related to Community Housing Overlay District.** Public hearing and consideration of county-initiated amendments to Blaine County Code, Title 9, Chapter 35, and Title 10, Chapters 4 and 5. Amendments may include, but are not limited to, deleting requirement for central water and central sewer systems and related water and sewer application requirements, reducing minimum density in a CH-PUD, clarifying the types of modifications that may be approved in a CH-PUD, clarifying uses and processes, clarifying ownership provisions, and deleting

biennial chapter review requirement.

Any disclosures? - none

Kathy for notice:

Notice of the February 28, 2019, hearing was provided as follows:

- A. Published in the Idaho Mountain Express on February 13, 2019;
- B. Public service announcement request to area media sent February 12, 2019;
- C. Sent to all Blaine County political subdivisions on February 12, 2019;
- D. Posted in at least five (5) public places on February 12, 2019, as evidenced by affidavit in file;
- E. Mailed to incorporated cities in County pursuant to Area of City Impact Agreements on January 29, 2019; and,
- F. The draft of the proposed amendments was made available on the county web site on February 13, 2019.

► **Motion:** Upon motion by Commissioner Pynn, second by Commissioner Murphy, and by a vote of 6 to 0 Commissioner Ranill is absent, the Commission finds notice to be in compliance with applicable regulations in I.C. §67-6509.

Kathy – I have 1 public comment letter that was sent to us yesterday from Bob Erickson. There are several proposed amendments to this chapter that are really just housekeeping amendments but the primary potential change to the community housing overlay district is from the current requirements for all CHPUD to hook to central sewer and water systems to allow for a variance process the County recently learned that SCPD has. This would allow for individual septic and wells in a CHPUD. Craig Paul is here from the SCPD to talk about the 1 acre and other policies.

Craig Paul – environmental health director at SCPD – where did the 1-acre policy come from? It's was passed in 1977 by 7 different district boards and has been unchanged since. The intent is to protect public health by controlling the density of septic systems. In 1977 there was an EPA guidance manual that recommended an acre. There was not a lot of science behind it. We now have a lot more info about this. Washington state requires anywhere from .5 to 2 acres, with similar soil conditions to what we have in this valley. Three polices going on here, 1) we are the only district in Idaho with the 1-acre policy. 2) there is a variance procedure if someone wants to apply for a variance to the 1-acre policy and 3) the variance only applies to subdivisions after July 20, 1977.

Mike – you say there are 7 districts that approved the 1 acre, but Blaine County is the only one that follows it?

Craig - there is only 1 today but my knowledge doesn't go back as far as Bob's does.

Mike – would be interesting if there were any variances granted in those 7 districts since 1977.

Craig – we have granted some variances in this district. There have been a few problems in other areas with a variance process. I will give some criteria used to grant a variance. We don't make the rules, that is the DEQ department. We administer those rules through a memorandum of understanding. There is a difference between rules and policies. Variances can not be granted to rules, only to policies.

Susan – so DEQ sets rules and based on those rules and the territory South Central covers, someone way back then came up with the 1-acre policy?

Craig – yes and that policy applies to the 8 counties that are in the SCPH district. The state doesn't say anything about this. The state says if you can fit everything on that lot then it's ok.

So, who can apply for a variance? For a 1-acre policy, a property owner can, or cities or counties can request a variance if it would improve the health or quality of the residence or the quality of the environment. Only a property can apply for a variance to the rules or technical guidance manual.

How do you do it? For a variance to the 1-acre policy, there is public notice in the local paper and certified mail to your neighbors 300 ft from your property. Several things to look at: how big of a lot do they want? How much and what kind of wastewater will be put out?

What soil types and what are the conditions? How far away from city sewer and water? Public health is a big factor as well. We make a decision which consists of the environmental health director, one of our program directors and then 2 experienced environmental specialists because the four of us reduces chances of missing something.

The decision can be appealed to the district director then to the board of health.

The decision on a variance to the rule or technical manual is noticed the same way and decided by the district director. You have to show there is an arbitrary or unreasonable hardship.

Pat – what is “health of the residents”?

Craig – that is left open for the cities and counties to decide with us. It could mean more density to reduce commuting which is there is a lot of health aspects to commuting long distances.

Tom – what was the reason the hardship component wasn't applied?

Craig – we didn't want to impose that level of restriction on our variances. If you have to show an arbitrary or unreasonable hardship, which are legally defined terms, increases the level of burden of proof.

Susan – even if SCHED granted a variance to a policy, it would still have to comply with the rules.

Craig – Correct. We would not approve a variance if it violates the rules.

Gives examples of what this means. A 2-bedroom house needs 333sf of local soil area, a 3 bedroom needs 417 sf. That is not very big till you know you need that size for a primary and that much more for a replacement. So that doubles the area. Every lot is judged on its own merits to these. The configurations can change to meet the needs of the lot.

Mike – what is the average area for a septic system?

Craig – for a 3-bedroom house, you could go with 1392 sf for primary replacement, but could be up to 1650 sf. But that changes depending on how you want to configure your system.

Mike – so it is difficult to put a 3-bedroom home on a half-acre lot?

Craig – a half acre can be done. There is a subdivision in Filer where the wells are in the front and the septic in the back. The house can't be more than about 1500sf floor and no room for shops or stuff like that, but it can be done if you're careful how things are laid out. You might get 4-5 lots per acre if it's configured well enough.

Rachel – 4 to 5 lots per acre with their own drain field?

Craig – correct, assuming each lot does not have a well and is on a community water system.

Ned – a community well still has to have a 100' separation from septic?

Craig – yes

Mark – do have an idea of how close you are to the aquifer?

Craig – the rules address that consideration and require a certain amount of vertical separation to be protective of groundwater and seasonal groundwater as well.

Mark – if this is approved, an applicant would have to prove that effluent would not affect the groundwater?

Craig – they have to prove they can comply with the rule.

Here is a question I cannot answer with certainty: what is the effect of increased septic density on a shallow aquifer in the gravelly soils in the Wood River Valley? That depends on how much effluent is released into the ground, the quality and how much and what kind of soils are actually there. The finer grain the soil, the better at cleaning it out. The depth of these finer soils depends on the area in question.

Mike – would surveys be used as a review to determine if soils in a particular location were solvent?

Craig – soil surveys are useful to a point. They are designed to be used on a field wide agricultural basis. It doesn't give detailed information on 1300 SF lot, only on a multi acre scale. These surveys just tell me what types of soil there in the general area. Loam is good soil to put systems in. then there is fine sandy soil which is little coarser but still pretty good. Then gravelly coarse sand doesn't clean very well. The vertical setback would depend on where the water table is in relation to these soils. A septic system could be in these soils but if the water table is at 5 feet, the installation depth would basically be on the surface. The Wood River Valley has these soils with the fine sand on top in the flood plain with the coarse soils on bottom. This is a greater risk for more density septic systems, but we could do it within the rule. It just depends on the proposal and the area.

Susan – how big of a deal is getting a variance? If counties and cities can request a variance then one option is not change anything or seek a variance for a specific occurrence?

Craig – the process takes about a month on average, sometimes a little longer mostly because of the 21-day public hearing/comment period.

Mike – there is a very small number of systems that are ever inspected. The maintenance is supposed to be up to the landowner but the SCHED may do some. How sure would you be that you wouldn't have a pollution problem if a variance is granted? How does the monitoring of these wells occur?

Craig – the only time we know of a problem is when someone tells us. We inspect systems at installation but not again till there is a problem. There are a few types of systems that require regular maintenance, but we recommend homeowners pump their tanks every 3 to 5 years. A properly designed and maintained system will last a long time. The maintenance is an issue. The average life span of a system is 25 years. There really is no way to detect a failure until something happens or people start getting sick. We do monitor every public water system regularly.

Mike- but you wouldn't know the source of a problem.

Craig - correct – unless dye is put into the septic system and see where it comes up. That is an expensive process.

Ned – what are the symptoms of a failed drain field?

Craig – backing up into the house, wherever the path of least resistance is. In this valley, the failure would most likely be down in the soil where the effluent reaches the groundwater before the soil has a chance to clean it. There is no way to detect that failure short of sickness and testing the water.

Pat – can you give examples of variances that have been granted?

Craig – a small triangular lot in Eden about .45 acres and the gentleman had a shop and his wife wanted to start a hairdresser business which required wastewater. After finding out how much and what kind it was granted.

Pat – how about variances that have not been granted?

Craig – a man thought he bought 2 acres but after a survey found that it was only 1.6 acres. He wanted to split it and give one to his daughter but can't now. There was a canal alongside his property and the variance wouldn't work there in the rocky soils he had there.

Pat – would a mound system answer some of the questions rather than a drain field?

Craig – yes. Mound systems and some other systems help with that vertical setback. The intent with those is they are using the soils and technology to clean up better and doesn't need as much distance from the groundwater.

Ned – isn't there a higher rate of failure in mound systems?

Craig – mound systems are far trickier because the design and construction are more critical so yes there is more failure with these. Other technologies are coming into favor that are more robust than a mound. We will see fewer mound systems as time goes on. The new Oscar Coil is much better and can shrink the needed footprint. It is about 7 ft wide and 25 long. I don't know what the cost is, but they are more expensive than a standard system.

Pat - even with these new systems, the distance from rivers and water is still the same?

Craig – none of that changes.

Mike – in the counties that have done away with the 1-acre rule, have they had success with new technology?

Craig – I'm not aware of any. Theoretically it should work.

Mike – the risk would be high if we were to take away the 1-acre policy?

Craig – yes. A variance would still need to be applied for even if you approved this change to the ordinance.

Kathy – I want to clarify that the proposed amendment is not attempting to give a variance to the entire housing overlay. It would allow that possibility for a development to apply for a variance. The 1-acre policy will remain in place because that is the health district policy.

Susan – right now, the way the code is written, no landowner could go to the health district and ask for a variance for reduction in size below 1 acre?

Kathy – that's not true. A landowner could do that. This change is for a CHPUD. Our code now says they must hook to a centralized system. That is the main change in this proposal.

Pat - 2 acres are needed for an ADU?

Kathy – currently our code says if your lot is between 1 and 2 acres in size, ADU may be allowed if SCHED approves it. But not 1 acre or less.

Mike – under permitted uses- would one of the business entities in the gateway area be allowed to go to a septic then?

Kathy – those additional/business uses are only in the Community Housing-Commercial subarea that is in the McHanville area where they are connected to Sun Valley water and sewer.

Rachel – open public comment

Joe Scott - 102 River Rock Ct – the county is currently considering 6 to 13 units per acre in this area. Can you envision any tech currently that allows a septic for that size?

Matt Wildhagen – SCHED - sometimes people say the SCHED is only district with the 1-acre policy; however, other districts do maintain some policies that limits septic density. One district in our state has a nitrate priority zone, which is set by DEQ. In order to have a house and an ADU there, you have to have 5 acres, or you can have a very expensive nitrate treating system. This will likely inhibit affordable housing.

Randy Flood – real estate broker – the main challenge in the CHOD is the sewer issue. The Sun Valley water and sewer doesn't have the political will to expand the system past highway 75. The other difficulty to developing the properties is to deal with discharge facility which may be at capacity with only about 40 units remaining. I believe the CHOD has a capacity of maybe 400 units. This CHOD has been on the books for 15 years with no action. The opportunity to remove

the central sewer system and allow a landowner to apply the science behind the septic systems might be reasonable thinking in this CHOD area.

Matt Scoggins – Sawtooth Dev Group – we've done research on advanced systems. Regular septic systems are about \$3500, and the advanced systems are about \$9000. There are alternative construction methods to offset the increased costs to meet these advanced systems. Let's not focus on the expenses, there are other ways to achieve savings to deliver an affordable product.

Sudan – are you saying there are alternative construction methods for the entire project or just the that particular system?

Matt S – for the homes themselves so you can save money there to invest in a better septic system.

Mark S – do those advanced microbial systems require regular maintenance?

Matt S – I defer that question to SCHD. If the county wants to look at a development in its entirety, it would make sense that a septic would sit within an HOA and be maintained and monitored by the HOA.

Craig – there are a lot of different options. Some require maintenance and some do not. We do recommend that people do so to keep it working longer.

To answer if I can envision a way to get more than 13 units per acre? No, but I can't say it's not possible. Subdivision design can be creative with use of the Oscar coils systems and others that are available.

Pat – you said that Washington requires 1 to 2.5 acres for bacteria, so is Washington more stringent than Idaho?

Craig – yes. I chose them because they have similar soils to this valley.

Rachel – let's have some discussion on the code. How do you all feel about this?

Pat – I am concerned if we make changes, we could get into a takings issue. if somebody takes it that they can address the issues then can't get a variance, would we be open to legal questioning?

Rachel – we are saying they can develop only if they get approval first.

Kathy – yes.

Susan – I can see that water and sewer is the issue. if we can't get the sewer issue, then we can't get the community housing. I'm ok with a broader perspective of septic systems. You would have to show the design to get the variance before the county sees it? Or the county asks for the variance?

Kathy – no, the county would not request the variance. The applicant has to go to SCHD for the variance with at least a site plan and the basic information and the number of bedrooms. If it is approved by SCHD, then the applicant can submit to the County.

Mike – do we need to go back and reduce the minimum to 4 units per acre?

Kathy – part of the proposed change is a reduction. Currently the minimum is 6 units per acre. If we go fewer, then we won't achieve any meaningful density for community housing.

Mike – we need to find the balance between density and health safety risk. If that is only 4 or 5 units per acre, then not worth it at the moment.

Pat – it's obvious that nothing has happened in the CH area because of the cost of the sewer. We need to do something to encourage building affordable units. Listening to the presentation of the idea of 5 or 6 septic units on one acre is pretty sobering. There could be lots of concerns. Is there room for staff to fine tune what we might consider doing? I'm not comfortable making any wholesale changes at all based on what is in front of us now. I would be in favor of more specifics from staff. I'm looking for a way for development in the CHOD without having to hook up to the existing central sewer systems.

Rachel – but you don't like the allowance of a septic variance?

Pat – I understand that but at that point, as it reads right now 13 units per acre is the max. I would be very uncomfortable even applying for a variance knowing we could get 13 from it.

Rachel – he just said they would only get 5 or 6 based on current technology.

Pat – so if we make changes are, we going to say it's has to be based on new technology, are we going to give any guidance?

Rachel – I feel that is up to SCPD to figure out. Would you rather have it say 6 units if approved by variance from SCPD, more than 6 would require a central treatment system?

Pat – that is what I don't know. You can see that Washington is more stringent and they have the same kinds of soils we do.

Mike – the chart on page 4 on development density, this is based on central sewer?

Kathy – yes currently.

Mike – then determining the number of buildings to use the systems, these numbers will have to go way down.

Kathy – the commercial area in this CHOD is McHanville which is already on central sewer, is one reason the minimum base density numbers are higher. The area south of there is not served by central sewer. The minimum of 6 units has not been changed in the code. It was set as a reasonable number of units for density in this area.

Mike - what if you increased the number of market rate units to offset the cost of a higher more efficient septic system?

Kathy - then you are getting into higher numbers which makes it more difficult to achieve without a centralized system.

Mark – Matt can you help to answer Mike's question?

Matt S – that is a math question that affects the underwriting for the construction loans. It also has to meet the banks requirements.

Randy – one of the challenges of the central septic system is on the Bramble Patch parcel of 10 acres, you need a minimum to invoke the CH of 6 units per acre, so trying to figure a design to be equitable, couldn't meet the minimum requirements to be profitable. The central system used too much land to meet those requirements.

Matt – there are a couple of different considerations. Craig referred to it as LSAS, large soil absorption system, that is the standard for a community system. It has a larger footprint for the 3 redundant systems it has. It uses land pretty fast. Another big risk to these systems is when they fail, it is a BIG failure.

Randy – to answer Mr. Murphy's question of density, I think the Bramble Patch project was looking at 4 to 5 based on the septic system. The 10 acres had to include the roads, the systems and the housing units. they did not have a permit to cross BCRD bike path. ITD wouldn't allow 2 entrances from the highway either. The extra road area took up any extra area for more units. even if you have willing partners of the owners, and builders, the land can barely fit the minimum of 60 units anyway.

Rachel – you mentioned political will briefly in your comment. I'm not familiar with that?

Randy – I believe there is a capacity cap of 16 more units in Ketchum/Sun Valley water and sewer district, but because Sun Valley Co. has more raw land they can develop, the city of Sun Valley is not willing to provide for the McHanville area, even though Ketchum is. Then there is George Kirk's discharge permit which services the Meadows, but the owner wanted \$20k to hook up to it. The owner still has to do a \$2.4 Million facelift to the system that can only handle about 40 more units. it looks like the only way to achieve community housing is for individual systems to be installed.

Matt S – Craig and his team tested 24 pits on the Bramble Patch. Those test results were appropriate for a variance to get to 60 units.

Pat – I'm surprised Craig didn't say anything positive about that. I thought he put more of a dampening on it.

Joe Scott – I don't think it behooved him to comment on any ongoing issue if they have not applied for a variance. He can't guarantee they could build that many units. Rather than the P & Z and the County setting limits, to advise any potential developer there may be issues and may not be able to do more than 4 and can't probably do more than 8 and adjust the formula accordingly.

Tom – that raises the point Pat was trying to reach. Take the chart for the central system and divide that down to a minimum of 6 to 12 and take the noncentralized system that wouldn't contemplate going for 13, might think about 5 or 6. Creating separate numbers for different types of systems.

Susan – maybe adding another column for the maximum if you can even get to it.

Pat – that is why I suggested maybe staff can come up with more guidance on that.

Tom – you need a minimum for it to have a component of affordability.

Susan – in terms of process, if we made a change that allowed for either tying into a central system or individual systems, the applicant would go to SCHED and they would decide if a variance could work? Then the County would look at the rest of the application but the decision on the septic would already be made.

Kathy – yes

Susan – when adjacent landowners appeal, because of septic design concerns, how would that work?

Kathy – there are 2 levels of appeals at the SCHED. The first goes to the director, then to the Board of Health.

Susan - would we proceed with the application process while that appeal process is happening?

Kathy – we would probably wait till the appeal period was over.

Mike – the only appeal to the County would be anything but the septic concerns?

Kathy – right

Rachel – Pat, would you be comfortable changing that table?

Kathy - thinking about how to proceed, there are 3 steps. 1 – after the presentation, are you comfortable considering the change to allow multiple individual septic systems on 1 acre, yes or no. 2- If yes then we can talk about adjusting the table and what numbers to put in it. 3-regardless of where it goes on central sewer and water, there are housekeeping amendments that we need to do in titles 9 & 10.

Susan – this is an overlay district, but we talk like it applies to one area. Would it apply elsewhere?

Kathy – yes. Right now, the only area it applies to is the CH south subdistrict. The CHOD would be applied to other areas in the County in the future. The County is looking at ways to add community housing on county owned land and if the CHOD could be applied in other areas in the county.

Susan – the logic is to hook into a central system. But in this location, there is evidence that this isn't working.

Rachel – can an applicant apply to have an overlay attached to their property or are we talking about county-initiated map amendments?

Kathy – it could be either.

Susan – I am concerned about the precedent that could be set here and to other areas. If there are 2 options here, would there be those options elsewhere?

Mike – what confused me is in the text amendment about the CHOD, maybe we should be more specific about the area. I was thinking this wasn't countywide.

Rachel – with this table it addresses specific subdistricts that already have the overlay. If someone wanted to apply for a map amendment, they would have to apply for a code amendment as well.

Kathy – yes. It would be a new subdistrict in a new area, and that text would need to be added.

Rachel – are we willing to consider a change to the septic question of Kathy's?

Pat – the staff comment the code amendment would not change the overall maximum buildout numbers to those currently allowed in the overlay. In terms of density, the effect of delivery of services should remain unchanged. If we look at that table, and propose adjustments to that, wouldn't that change the overall maximum?

Kathy – no change to the maximum was contemplated in the proposal now unless you think about going above 13. It is more likely the numbers will be fewer.

Mike – could those residences in this area convert over to the central septic if availability were offered?

Kathy – typically when cities annex land, the owners are required to hook into the city sewer system within a time frame. I'm not sure if that is how it would happen with central systems in the county.

Rachel – are we comfortable moving forward?

Mike – yes

Susan – yes

Pat – yes

Mark – no. I think these areas are sensitive to the aquifer and greater risk if systems fail with higher density.

Ned – yes. This puts a lot of pressure on SCHED because, in the end, they will be doing annual inspections and I think that will be critical in the final decision.

Susan – that is a good point. Craig said they don't follow a monitoring schedule. In my mind there would have to be a mechanism to ensure a monitoring follow up.

Kathy- it would have to be a county requirement for ongoing monitoring and SCHED will assist us with that.

Mike – they said they only inspect municipal systems. Would this be classified like that to be under inspection?

Kathy – they inspect certain types of special septic systems also I believe.

Pat – the question of monitoring on E14 on page 5 talks about considering re-establishing Blaine County Onsite Wastewater Management program. Did we ever have one? About 7 years ago we talked about putting a septic system inspection system and it wasn't established. Craig talked

about how difficult it is to monitor systems unless something is wrong, or someone is sick. Fortunately, what is written here is nothing can go forward unless there is an inspection system in place. We are proposing changes knowing it will add more issues for the County.

Rachel – can we have a motion to continue to a date uncertain?

Kathy – I would suggest continuing to March 21 and I will bring back more information on monitoring and on this table. Anything else?

Rachel – I'm curious what Craig's info would be on the monitoring question.

Kathy – I have some notes from a phone conversation with him I can prepare.

Mike – what is involved in the onsite wastewater management program, is it just one person trained by SCHED?

Kathy – he mentioned that could be accomplished by a contract for services. But how much time would it really entail is unknown so cost is unknown.

Rachel – I agree with Susan about the maximum. Even with new technology, we don't want to allow 12 units to have septic on 1 acre.

Mike – so the overriding factor is the septic? You wouldn't need a maximum then.

Rachel – yes. We are saying that if SCHED says 12 is ok, then that is what we are allowing. Even if new technology will work.

Mike – not in this point in time. If these projects go in it will be a few decades down the road. They can use the technology then. I think the minimum should be set in the table for now, not based on what will happen in 30 years.

Pat – can you ask Craig his thoughts on variances? We have more information from the public on this. I would be more comfortable if he would address this in more detail.

Rachel – can we have a motion to continue?

Susan - moves to continue to March 21.

Mike seconds.

Randy speaks about the time sensitivity and owner frustrations on time delays. He suggests lowering the minimum to 5 per acre.

All in favor 6-0. William is absent

III. ACTION ITEM – Election of officers.

Mark Nominates Rachel for Chair.

Susan – Second

All in favor 6-0 William is absent

Pat nominate Mark for Vice Chair.
Susan second
All in favor 6-0 William absent

IV. Reports & Business

- A. **Findings to discuss:** Comp Plan Sub Areas
 - B. **Next meeting dates:** Mar 14; Special Mar 21; No mtg Mar 28 (spring break)
Mar 14 - SUR and Little Wood Subarea;
Mar 21 - MOD Site Alt
Pat – would there be site visits?
Tom – yes
 - C. Determination of notice:
 - D. **Updates:** Idaho Power redundant line
Tom – not too much to update, transcripts in process and appeals will be heard together.
 - E. **Discussion:** Commissioner compensation;
BCC has approved \$200 per commissioner and chair gets a little more, \$75 per if meetings are less than ½ hour. Effective Feb 1.
Meeting start time
Kathy – do you want to stay at 6:30 or start earlier?
Ned – 5:30
Rachel – if we start earlier, would we end earlier?
Tom- still look to be 3 hours.
Mike – would it be more difficult for public to show up?
Pat – 5:30 would be more difficult for the public.
Rachel – 6:00 would work.
Kathy – we would have to wait until April due to notices already for March 21
If William is opposed, we could talk about it more.
- Pat moves to change the start time to 6:00 pm.
Mark second
All in favor 6-0 William absent

V. Adjourn

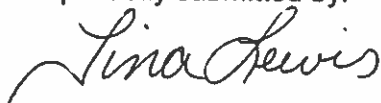
Mark – I move to adjourn.

Ned – I second the motion.

6-0 Agree

The meeting adjourned at 9:00 p.m.

Respectfully submitted by:



Tina Lewis
Recording Secretary