

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE SEPTEMBER 2019 SESSION**

First Day

Tuesday, October 1, 2019

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Jacob Greenberg, Vice-Chair Angenie McCleary, and Commissioner Dick Fosbury; County Administrator Derek Voss; County Administrative Services Manager Mandy Pomeroy; Recording Secretary Sunny Grant; Kiki Tidwell; and Boise State University Practicum Student John Inman.

Chairman Greenberg called the meeting to order at 9:00 a.m.

PUBLIC COMMENT – None

- Richard Gouley asked for the approximate format and timeline of the validation hearing.
Greenberg outlined the basic format of the hearing.
- Kiki Tidwell said County Land Use Administrator Tom Bergin didn't give any "process" to issuing a building permit for a duplex on land that was deeded as public use/recreational use/open space. She asked the BCC to be aware that they had one standard when the County applies to do something vs. how the County treats private citizens who apply to do something.

BOARD OF EQUALIZATION

There were no BOE issues to address.

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

Also present: Blaine County Services Manager Brooke Baird and Indigent Services Assistant Hayleigh Simpson.

McCleary moved, seconded by Fosbury, that the BCC convene in Executive Session, pursuant to Idaho Code 74-206 (1)(d), to consider indigent medical records that are exempt from disclosure. Roll call: Fosbury (aye), McCleary (aye), and Greenberg (aye). Motion carried unanimously.

OPEN SESSION RESUMED

INDIGENT CONSIDERATIONS - Board of County Commissioners Action

McCleary moved, seconded by Fosbury, to deny requests 2019-1044-1, 2019-1045-1, 2019-1045-2, and 2019-1051-1, due to the fact that indigency has not been established. Motion carried unanimously.

McCleary moved, seconded by Fosbury, to approve application 2019-1056-1 for three months of rental assistance in the amount of \$1,887.00, with no reimbursement. Motion carried unanimously.

Fosbury moved, seconded by McCleary, to approve request 2019-1059-1 for non-medical assistance, with no reimbursement. Motion carried unanimously.

HAILEY – BELLEVUE AREAS OF CITY IMPACT

The BCC received letters from the cities of Hailey and Bellevue concerning joint discussions on their overlapping Areas of City Impact. Blaine County Land Use drafted response letters for the BCC to send to the cities to start the ACI process.

SOUTH CENTRAL PUBLIC HEALTH DISTRICT SERVICE UPDATE

Also present: South Central Public Health District (SCPHD) Nurse Karissa Martin, Public Health Dietitian Helen Hopkins, and Environmental Health Specialist Matt Wildhagen.

- SCPHD provides immunization and smoking cessation clinics; parent-teacher visits and visits with new mothers; winter clothing, and energy assistance.
- SCPHD has issued 73 one-year septic permits year to date. Wildhagen tries to balance legal requirements for public health with a sense of understanding for the businessowner.

FRIEDMAN MEMORIAL AIRPORT AUTHORITY MEETING PREVIEW

Also present: Friedman Memorial Airport Manager Chris Pomeroy.

Pomeroy reviewed tonight's FMAA meeting agenda with the BCC.

DESIGNATION OF POLLING PLACES

Also present: Blaine County Services Manager Brooke Baird and Election Specialist Hayleigh Simpson. Greenberg read the Blaine County Polling Places for General Election 2019 into the record.

Baird noted that all Ketchum precincts have been moved out of Hemingway Elementary School for the safety of the children.

McCleary moved, seconded by Fosbury, to approve polling places, as read into the record, for the November 2019 election. Motion carried unanimously.

BLAINE COUNTY POLLING PLACES		
PRECINCT #	PRECINCT NAME	POLLING PLACE
001	North Blaine County	Wood River Community YMCA 101 Saddle Road, Ketchum ID
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
005	Quigley	Community Campus 1050 Fox Acres Road, Hailey ID
006	Deer Creek	Community Campus 1050 Fox Acres Road, Hailey 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
012	Poverty Flat	Bellevue Elementary School 305 North 5 th Street, Bellevue ID
013	Bellevue	Bellevue Elementary School 305 North 5 th Street, Bellevue ID
014	Carey	Carey City Hall 20482 North Main, Carey ID
015	Gannett / Picabo	Silver Creek Convenience Store 18918 Highway 20, Picabo ID
016	Yale	Mail Ballot Precinct
	Absentee / Early Voting	Blaine County Courthouse & Mail 206 1 st Ave South, Hailey ID

CONSENT CALENDAR

- **Junior College Certificate of Residency forms**
College of Southern Idaho - Fall 2019-Spring 2020: Kasen Boren; Araceli Lopez-Hurtado; and Aiden Schwartz.

McCleary moved, seconded by Fosbury, to approve the Commissioners’ Consent Calendar for October 1, 2019. Motion carried unanimously.

COUNTY DEPARTMENT REPORTS

Claims - Gretchen Stinnett

McCleary moved, seconded by Fosbury, to approve FY2020 claims dated September 25, 2019. Motion carried unanimously.

Information Technology - Clay Landon

• Malware Concerns

Also present: Blaine County Information Technology IT Specialists Ben Parker and Jon Eaton.

Landon said internet security is becoming more vulnerable every day. Proper use of County resources and assets for business and personal use is the responsibility of the user. In the last 24 hours, County system firewall security has blocked 309 malware sites. Since February 9, firewalls have blocked 325,000 potentially malicious and inappropriate emails to internal County users. Since July 3, IT has had to remediate 56 malware incidents that affected County desktops. IT's goal is to warn the user about potentially dangerous websites and emails, and block incoming malware before the end user has to think about whether it might be malicious.

County policy states that all resources, including time and materials, is for County use. Personal use of email, voicemail, internet, computers and other electronic communication systems should be limited, infrequent, and take place during lunch or break. Voss said the County will be refining its computer use policy.

The County's guest Wi-Fi is a separate system, so users can potentially hurt each other, but probably not the County's network.

County Administrator - Derek Voss

- Emergency Communications Technical Advisory Committee (TAC) is actively reviewing RFPs for a systems upgrade.
- County Facilities Manager Patrick Boyle and Voss will discuss a Memorandum of Understanding with Blaine County Recreation District (BCRD), which has maintained Picabo Park for years.
- Blaine County Public Defender's office is operational as of October 1, 2019.
- County is in process of looking for and contracting with a conflict attorney, immigration attorney, and additional investigator as needed by the County Public Defender.
- Working with Sheriff's office in Ketchum to finalize Law Enforcement Joint Powers Agreement.
- Working on minor modifications to ambulance contract with City of Ketchum; and reimbursement contract with Sun Valley HeliSki to provide rescue services when necessary.

CONTRACTS, GRANTS AND AGREEMENTS

Fosbury suggested the County consider spreading out Contract for Service annual payments so they don't all fall in the first quarter of the FY, when the County's cash flow can be tight.

- **4 Points LLC County Surveyor Agreement** Record #663765

Also present: Blaine County Land Use Administrator Tom Bergin; and GIS Manager Sam Young.

Fosbury moved, seconded by McCleary, to approve a Contract for Services, effective 10/1/2019 and expiring on 9/30/2020, between Blaine County and 4 Points LLC County Surveyor, as submitted, in the amount of \$100.00 hour, and a mileage rate of 54.5 cents per mile. Motion carried unanimously.

- **Independent Contractor Agreement with Jeff Loomis** Record #663798

Also present: Blaine County Land Use Administrator Tom Bergin; and Blaine County Engineer Jeff Loomis.

Fosbury moved, seconded by McCleary, to approve a Contract for Services, effective 10/1/2019 and expiring on 9/30/2020, between Blaine County and Jeff Loomis for work performed as the County Engineer, in the amount of \$100.00 per hour for professional services, and a mileage rate of 54.5 cents per mile. Motion carried unanimously.

- **Contract for Services with Russ Mikel** Record #663797

Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and Russ Mikel, dba Wood River Chapel, for facilities and services related to work performed as the County Coroner, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$89,000 annually, payable in monthly installments. Motion carried unanimously.

- **Agreement for Pathology Services between Blaine County and Ada County** Record #664509

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Ada County for pathology services related to work performed by the County Coroner, effective 10/1/2019 and expiring on 9/30/2020, in the amounts noted in Section V – Payments of the contract. Motion carried unanimously.

- **Blaine County Janitorial Agreement with Priority One Home Cleaning Services** Record #

Also present: Blaine County Facilities Manager Patrick Boyle.

This contract is with a new provider at an annual price reduction of \$14,676. The company comes with reliable recommendations. They are bonded, have liability insurance, are fingerprinted and will have background checks prior to cleaning the Public Safety Facility.

Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and Priority One Home Cleaning Services, LLC for janitorial services at the Public Safety Facility, the Annex, the Old County Courthouse and the Judicial building, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$88,320 annually, payable in monthly installments of \$7,360 per month. Motion carried unanimously.

- **Contract for Services with Alturas Property Management & Preservation, LLC** Record #664508

Also present: Blaine County Facilities Manager Patrick Boyle.

This is a renewal with the company that cleans the McBride Building. There are no changes.

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Alturas Property Management and Preservation, LLC for janitorial services at the McBride Building, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$5,175.00. Motion carried unanimously.

- **Contract for Services with the Animal Shelter of Wood River Valley dba Mountain Humane** Record #663732

Greenberg will request quarterly reports from the animal shelter, as the contract states.

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and the Animal Shelter of the Wood River Valley, dba Mountain Humane, for the care and safe housing of animals impounded by the County, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$24,000, to be paid in quarterly installments of \$6,000. Motion carried unanimously.

- **Contract for Services with Blaine County Historical Museum** Record #663729

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Blaine County Historical Museum, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$28,800, to be paid in one annual installment. Motion carried unanimously.

- **Contract for Services with Blaine County Housing Authority** Record #664086

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Blaine County Housing Authority, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$65,000, to be paid in quarterly installments of \$16,250. Motion carried unanimously.

- **Contract for Services with Blaine Soil Conservation District** Record #663818

Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and the Blaine Soil Conservation District, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$18,000, to be paid in one annual installment. Motion carried unanimously.

- **Contract for Services with Crisis Hot Line** Record #663763

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Crisis Hotline, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$5,000, to be paid in one annual installment. Motion carried unanimously.

- **Contract for Services with Ecosystem Sciences Foundation** Record #664113

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Ecosystem Sciences Foundation for services related to the Wood River Valley Collaborative Forest Enhancement – GIS Assessment, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$6,000, to be paid in one annual installment. Motion carried unanimously.

- **Contract for Services with The Hunger Coalition** Record #

Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and The Hunger Coalition, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$7,500, to be paid in one annual installment. Motion carried unanimously.

- **Contract for Services with Men's Second Chance Living** Record #663868

McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and Men's Second Chance Living, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$5,000, to be paid in one annual installment. Motion carried unanimously.

- **Contract for Services with National Alliance on Mental Illness (NAMI) Wood River** Record #664112
Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and National Alliance on Mental Illness (NAMI) Wood River, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$10,000, to be paid in one annual installment. Motion carried unanimously.
- **Contract for Services with Region IV Development** Record #
Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and Region IV Development, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$2,424, to be paid in one annual installment. Motion carried unanimously.
- **Contract for Services with St. Luke's Clinic - Mental Health Services** Record #663867
McCleary moved, seconded by Fosbury to approve a Contract for Services between Blaine County and St. Luke's Clinic - Mental Health Services, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$10,000, to be paid in one annual installment. Motion carried unanimously.
- **Contract for Services with The Senior Connection** Record #663796
Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and the Senior Connection, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$55,000, to be paid in quarterly installments of \$13,750. Motion carried unanimously.
- **Contract for Services with South Central Community Action Partnership** Record #664111
McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and South Central Community Action Partnership, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$3,000, to be paid in one annual installment. Motion carried unanimously.
- **Contract for Services with Sun Valley Economic Development** Record #663866
Fosbury moved, seconded by McCleary, to approve a Contract for Services between Blaine County and Sun Valley Economic Development, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$22,500, to be paid in one annual installment. Motion carried unanimously.
- **Contract for Services with Wood River Wolf Project** Record #
McCleary moved, seconded by Fosbury, to approve a Contract for Services between Blaine County and the Wood River Wolf Project, a project of the Lava Lake Institute for Science and Conservation, effective 10/1/2019 and expiring on 9/30/2020, in the amount of \$5,000, to be paid in one annual installment. Motion carried unanimously.

BOARD of COUNTY COMMISSIONERS REPORTS

- **Cox Conserves Heroes – Greenberg**
Cox Conserves Heroes rewards individuals in local communities for environmental volunteerism. Erica Greenberg won a \$10,000 award for her work with the Blaine County School District W.A.T.E.R. Club.
- **Idaho Association of Counties Annual Conference - Commissioners**
 - Resolution to change State Statute to require landowners of more than five acres to contribute to Local Improvement District failed. The resolution could still be presented in Legislative Committee.
 - Medicaid expansion and how costs could be distributed between the State and counties is a big topic throughout the state.
 - The low number of salmon returning from the ocean this year, and also fewer salmon migrating up Alaska streams, is a concern.
 - Census 2020 is in local planning stages.
 - Transportation Committee discussed using the surplus eliminator to create an endowment, which is not off-limits to the Legislature in the future; and the Legislature is considering the need for fuels tax increase.
- **South Central Public Health District Board of Health Meeting – McCleary**
State is diverting \$21 million funding from crisis centers to Medicaid Expansion.
- **Snake River Juvenile Detention Center Joint Powers Agreement Board Meeting – McCleary**
Blaine County numbers at the detention center continue to be very low, perhaps because of the Probation diversion program. Other counties are beginning to initiate diversion programs.
- **Baldy Forest Health Meeting – McCleary**
Exploring problems on Baldy, and treatments and impacts on the community.
- **Joint Rural Health Care Access and Physician Incentive Grant Review Board Meeting – McCleary** was appointed by the governor to represent counties in reviewing grant opportunities for rural health access.
- **Fly Sun Valley Alliance Board meeting – Greenberg**
How to use funds ... more marketing, more routes, more minimum revenue guarantees.
- **Request to BCC to write Letter of Support of HR-2579 Update of Mining Act of 1872 – Fosbury** said this would collect royalties on minerals to make sure hard rock mines on Idaho's public lands are cleaned up. Fosbury will forward the letter to other commissioners.
- **City of Boise passed a resolution to denounce supremacy groups – Greenberg**

BREAK

LAND USE and BUILDING SERVICES HEARINGS

- **Lot 1, Block 1, Henslee Ranch Sub. Plat Amendment:** Continuation (from May 7 and June 18, 2019) of public hearing and consideration of a plat amendment (including a building envelope shift) application by Rolf and Nancy Engh of 300 Pole Creek Rd. The subject property lies within the Sawtooth National Recreation Area (SNRA) and is zoned Rural Remote District (RR-40), contains areas of Mountain Overlay (MOD), Floodplain Overlay (FP), and Riparian Setback (R) Districts. The property is located approximately 1.5 miles northeast of Smiley Creek.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; County Certified Floodplain Manager Kristine Hilt; applicants Nancy Engh (by phone) and Rolf Engh and applicants' representatives Fritz Haemmerle, Garth McClure, David Patrie and Trent Stumph; John Kelley; Anna Poluschek; Annie Beckman; and Cinda Lewis.

Hilt read public notice.

McCleary moved, seconded by Fosbury, that notice for this hearing is adequate. Motion carried unanimously.

Disclosures:

- McCleary's disclosures have been included in prior meetings.
- The BCC forwarded any emails they received to Land Use.

Additional Materials:

- Land Use staff received additional material from the Forest Service on Monday, September 30, at 4:45 pm. in response to the BCC's request for additional information on the original Henslee Ranch Subdivision.
- Additional public comment Exhibits B2-7.
- Email from staff to Chairman Greenberg in response to the Forest Service additional materials received on Monday.

Map of the vicinity is posted in the Commissioners meeting room.

- Fritz Haemmerle, attorney representing Rolf and Nancy Engh, reiterated the purpose of this application—to eliminate a 7.89-acre building envelope mostly in the Mountain Overlay District (MOD) and locate a new .85-acre building envelope outside the MOD. Applicants' team met with Forest Service officials onsite in July, 2019 to see how the applicant could best situate their proposed building envelope.
- Haemmerle said he thought public comment was closed at the last hearing in June, then found out this morning (October 1) that the Forest Service responded to a request from County Floodplain Manager Kristine Hilt on September 30 at 4:47 pm. Haemmerle did not see this email until this morning, the day of the meeting.
- Haemmerle said the applicant is subject to Forest Service easements; but the BCC could not make Forest Service requests and requirements a condition of County approval.

Haemmerle responded to what he said were three simple criteria:

- Does the application alter the existing character of the subdivision?
Haemmerle: *An undeveloped subdivision does not yet have character.*
- Does the application meet Blaine County Code (not Forest Service criteria)?
Haemmerle: *All but one of the remaining alleged violations—one yurt, some privies, and a pole barn—would be cured with additional plat notes. The remaining alleged violation—a bridge—must be a separate application to meet conditions.*
- Where is the proposed location relative to the natural resource overlay district or hazard area?
Haemmerle said the application is to remove a building envelope mostly in the Mountain Overlay District.
Haemmerle said the applicant agrees with most of Condition 10, but not "wetland disturbance", because the Army Corps of Engineers (ACE) says there are no wetland problems.
Haemmerle said the applicant does not agree with proposed Plat Note 12, because the plat should be subject to Forest Service easement, not third party Forest Service approval. The Enghs bought the property with original Plat Note 4, which limits the building footprint to 3,500sf and 22ft high.

Garth McClure, representing the applicant, said the revised preliminary plat, with the building envelope 300 feet back from Pole Creek, is in response to Forest Service concerns to critical habitat within 300 feet from Pole Creek.

- Fosbury said the applicant was calling the lot "undeveloped," but he saw structures that were placed on the property without permits.
Haemmerle said the structures would be brought into compliance with the Zoning Code or removed.

- Fosbury asked if the “garage” got a building permit and if it went through Mountain Overlay Design Review.

McClure said it was a “pole barn” to shelter farm equipment.

Bergin said the “pole barn” required a building permit, and did not get one.

McClure said staff suggested a building envelope, which could include a categorical exclusion for the pole barn in the Mountain Overlay District, which has been approved, but is subject to plat approval. If the building envelope is not approved, the application must go through a site alteration process.

County Attorney Graves said the applicant and BCC have a right to see public input in time to respond to it. The BCC should determine if a Continuance is in order due to the late disclosures from the Forest Service and the public, and a late disclosure from the applicant today regarding the Rusted Wolf Subdivision.

Graves added that the BCC is not subject to prior decisions (Rusted Wolf) under Idaho Law, but has to explain any deviations to its prior decision(s). He added that BCC discussions with staff are internal and don't have to be disclosed or responded to. The BCC can choose to ignore or give very little weight to late materials; or continue the hearing.

Haemmerle and the BCC agreed to continue the hearing. Applicant Rolf Engh asked that a date in November or December be set when both the building envelope and the bridge can be addressed.

Public Comment:

- Kirk Flanagan said the Forest Service and applicant team met on site in July. The existing building envelope has no impact on the riparian easement. The topography, vegetation and distance from the highway limit likely impact on the visual quality of the Sawtooth National Recreation Area; and the building envelope can hardly be seen from Valley Road.

The originally proposed building envelope was almost entirely within the riparian easement and caused major concern, but the team are now proposing a revised building envelope 300ft from the ordinary mean high water mark of Pole Creek that should not materially interfere with the purposes of the riparian easement. This building envelope is in a flatter, more open area, more visible, and definitely visible from Valley Road; but Flanagan thinks something can probably be built there that would not substantially impair or materially detract from the values of the SNRA. He said access to this proposed building envelope could interfere with the riparian easement.

- Kiki Tidwell reiterated her earlier public comment that she was stunned by the duplicity exhibited by County Land Use Administrator Tom Bergin and County Attorney Tim Graves in this private party application vs. the County administratively issuing a building permit to itself on open space public use recreational property.
- John Kelley said the existing building envelope is not located on the hillside, and was purposely selected when the subdivision was created to protect the area's scenic values.
- Anna Poluschek, former architect and designer, said building a home in the middle of the proposed building envelope would be like constructing a castle in medieval times.
- Annie Beckman said she'd just received an award for being an outstanding steward for land she owns in the Sawtooth Valley, and the proposed building envelope is true stewardship of the land.

Fosbury questioned access options, and the necessity of the bridge. Hilt said the application for the proposed building enveloped included two accesses, and described options and possible modifications. Hilt added that the current bridge has not been maintained, and is not safe.

Fosbury suggested the original plat was correctly mapped, and the existing building envelope is not in the Mountain Overlay District. Land Use can more closely research the data.

McCleary moved, seconded by Fosbury, to continue this hearing to December 17 at 1:30 pm. Motion carried unanimously.

- **Comprehensive Plan - Chapter 9, Special Areas and Sites.** CONTINUATION (from September 10, 2019) of public hearing and consideration of proposed amendments to Title 8, Comprehensive Plan. Proposed Chapter 9 - Special Areas and Sites. The P&Z Commission recommended approval of this chapter on July 18, 2019.

Also present: Blaine County Land Use Administrator Tom Bergin; County Land Use and Building Services Deputy Director Kathy Grotto; Blaine County Comprehensive Plan Update Consultant Lisa Horowitz; County Planner Allison Marks; and former County Commissioner and local historian Tom Blanchard.

Public Comment:

- Tom Blanchard encouraged more focus on history and historical inventory, as funding and resources allow.

Fosbury moved, seconded by McCleary, to amend the Blaine County Comprehensive Plan by replacing the Historical Background portion of Section 6, with Chapter 9, Special Areas and Sites, along with associated maps and Appendix, as discussed and revised today, finding that the proposed amendments will not have an adverse effect on groundwater or the general health, safety and welfare of the public. Motion carried unanimously.

- **Comprehensive Plan - Chapter 8, Land Use.** Continuation (from September 17, 2019) of public hearing and consideration of proposed amendments to Title 8, Ch. 1, Comprehensive Plan: the Ketchum/Sun Valley subarea draft of the Land Use Chapter. The P&Z Commission recommended approval of the subarea section on June 13, 2019.

Also present: Blaine County Land Use Administrator Tom Bergin; Land Use and Building Services Deputy Director Kathy Grotto; and Citizens for Responsible Development (CRD) Director Donn Wonnell.

Public Comment:

- Donn Wonnell thanked the BCC for considering their comments.
- Kiki Tidwell wasn't sure the purpose of the term "urban transitional" zone was clear.
Grotto said it's a land use classification, not a zone, for areas in proximity to the incorporated cities where transition is occurring—such as the area of McHannville-Cold Springs-The Meadows. These areas can provide challenges for access, potential wildlife, and urban wildland interface.

Fosbury moved, seconded by McCleary, to recommend approval of the Ketchum-Sun Valley Subarea, pending consideration of all subareas for the Comprehensive Plan, with the change from SV-K to SV-3, as discussed and revised on SV-3. Motion carried unanimously.

LAND USE and BUILDING SERVICES

- **Findings of Fact: Vacation of portion of North 3rd Street, Gannett**

Also present: Blaine County Land Use Administrator Tom Bergin; and County Land Use and Building Services Deputy Director Kathy Grotto.

McCleary moved, seconded by Fosbury, to approve Findings of Fact, Conclusions of Law and Decision regarding an application of Richard Hoel and Judith Peterson to vacate a portion of North Third Street, Gannett, Blaine County, Idaho. Motion carried unanimously.

ORDER OF VACATION

Fosbury moved, seconded by McCleary, to approve the Order of Blaine County Board of Commissioners for Petition of Vacation of a portion of North Third Street, contained on the plat of Gannett Townsite, on behalf of Richard Hoel and Judith Peterson. Motion carried unanimously.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

- **September 10, 2019 Regular Meeting**
- **September 11, 2019 Stream Alteration Permit Field Tour**
- **September 17, 2019 Regular Meeting**
- **September 23, 2019 Special Meeting**

McCleary moved, seconded by Fosbury, to approve minutes of Blaine County Commissioners meetings for September 10, 2019 regular meeting; September 11, 2019 Stream Alteration Permit Field Tour; September 17, 2019 Regular Meeting, including September 17, 2019 Indigent Appeal Hearing; and September 23, 2019 Special Meeting, as amended. Motion carried unanimously.

UNRELATED PUBLIC COMMENT:

- Kiki Tidwell said she was unaware of any recent reports done by the Blaine County Housing Authority, or any real contribution they had made, and questioned why the BCC kept funding them.
- Tidwell said she had previously been an appellant in a BCC appeal hearing where they were handed documents just before a meeting, just like the Engh applicants were given late documents in today's hearing. She castigated the County Attorney for allowing this kind of unfair situation.

ADJOURN

At the hour of 4:18 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____
 JoLynn Drage County Clerk Jacob Greenberg Chairman