



BLAINE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING NOTICE and AGENDA
TUESDAY, JANUARY 20, 2026

**This meeting is open to the public in person, or attendees may attend virtually.
Please join the meeting online from your computer, tablet or smartphone:**

[Click here to join the meeting](#)

Meeting ID: 248 494 091 041

Passcode: R6FQrx

Or call in (audio only)

+1 872-242-8830, 97197392#

Phone Conference ID: 971 973 92

9:00 PUBLIC COMMENT

APPOINTMENT OF PLANNING & ZONING COMMISSION MEMBER, ACTION ITEM

[TAX CANCELLATIONS](#), ACTION ITEM

CONSENT CALENDAR, ACTION ITEM

- [Christopher Simms, Hearing Examiner](#)
- [Contract for Services with Mountain Humane](#)
- Junior College Certificate of Residency forms

CONTRACTS, GRANTS AND AGREEMENTS, ACTION ITEMS

- [CDBG Request for Funds #6 and Closeout Documents](#)
- [InSite Wireless Group Contract Number 855640 First Amendment to Communications License Agreement](#)
- [Michael J. Horwitz, Trustee of the Horwitz Family Trust MOD Site Alteration Security Agreement](#)
- [Contract for Services with BCHA](#)

COUNTY DEPARTMENT REPORTS, ACTION ITEMS

- [Noxious Weeds](#) - Jason Parker
- Clerk - Stephen F. Graham
- County Administrator - Kirk Flannigan

BOARD of COUNTY COMMISSIONERS REPORTS

- [SCPHD Board of Health Appointment](#), ACTION ITEM
- IAC Midwinter Legislative Conference
- University of Idaho Extension Annual Advisory Meeting
- Wood River Water Collaborative (WRLT)
- Wildlife Vehicle Subcommittee
- Legislative Luncheon - Soil and Water Conservation Districts
- Recap of Spur Presentation: Beyond Blaine
- Recap of WRLT Presentation of: Keep it Connected-Conserving Wildlife Movement
- Central Idaho Dark Sky Reserve Alliance Board Meeting
- South Central Behavioral Health Board Meeting
- Correspondence
- Other

11:15 SUSTAINABILITY UPDATE, Andrew Mentzer

11:40 NAMI UPDATE AND FUNDS REQUEST, ACTION ITEM

12:00 BREAK

LAND USE and BUILDING SERVICES HEARINGS, ACTION ITEMS

1:30 Cove Ranch Modification of a Development Agreement: Continuation of a public hearing and consideration of an application by Blackburn Farming, LLC requesting to modify an existing Development Agreement recorded on September 16, 2009, Instrument No. 571099, to move developable density and

add access encroachments. The property is zoned Residential/Agricultural District (R-5) with areas of TDR Receiving, Avalanche, Wildlife, and Mountain Overlay and is in the Cove Springs Subdivision Phase 1, adjacent to Gannett Road. [Click here for Materials.](#)

Cove Springs North Simple Planned Unit Development Subdivision: Continuation of a public hearing and consideration of an application by Blackburn Farming LLC, to subdivide 191.06 acres into 50 lots, through a Simple Planned Unit Development, to be named Cove Springs North Subdivision. The property is zoned Residential/Agricultural District (R-5) with areas of TDR Receiving, Avalanche, Wildlife, and Mountain Overlay and is in the Cove Springs Subdivision Phase 1, Parcel B, Block 2, adjacent to Gannett Road.

LAND USE and BUILDING SERVICES, ACTION ITEMS

- **Findings of Fact:** Riverbend Community Housing PUD
- **Findings of Fact:** 303 Williams Street Minor Plat Amendment and Variance

4:00 ADJOURN

Meeting location: Old Blaine County Courthouse, 206 First Avenue S., Hailey, Idaho 83333

All times are approximate, with the exception of Public Hearings, and are subject to change. Latest revised agenda printed November 21, 2024 2:33:07 PM Any person needing special accommodations to participate in the above-noticed meeting should contact the Blaine County recorder at adminservices@co.blaine.id.us or telephone 208-788-5505 at least 24 hours prior to the meeting. Remote meeting access is provided by Blaine County as a courtesy, but this remote access is not intended to serve as a substitute or alternative to in-person meeting presence. In the event there are technical difficulties that prevent remote access, the County may attempt to remedy such issues, but is under no obligation to do so.

Any person who is prevented from making remote comment by technical difficulties bears the risk that their comments will not be considered by the governing body.