



BLOOMINGTON CITY COUNCIL WORKING MEETING MINUTES

BLOOMINGTON CITY OFFICE

45 N 1st West

May 19, 2022 at 7:00 pm

Attendees: Mayor Roy Bunderson, Philip Ward, Mike Knapp, Dan Porter, Cindy Piggott, and Marilyn Wilkes

Community Attendees: Jane Simpson, Jerry Thornock, Winston Hart, Robert Allred

Called to Order by Mayor Roy Bunderson @ 7:00 p.m.

Invocation: Dan Porter

Pledge of Allegiance: Mike Knapp

Housekeeping items Roy Bunderson:

- We won't be able to take action or take this discussion, but to bring everyone up to speed, here is some follow-up. Philip Ward spoke with Quinn to see if he was waiting for feedback from us. He said our issue kind of got dropped. Quinn said they were leaning toward metering because it would give us an idea on where excessive water was being used so we could try to slow down the usage at those locations. Philip told him we didn't want to work on meters. Quinn said atmospheric valves won't increase the pressure that much; maybe 5-10 pounds at most. Philip asked about pumps and Quinn said that would probably be the best long-term fix for the city. Philip asked Quinn to put some information together for us. Quinn also told Philip that we had an application in with Rural Water, a revolving fund or something. He suggested Philip call them to check on it to see if there was money available to us. Quinn thought it was available in May. Philip asked if he and a couple others could meet with Quinn at his office when they got some figures put together. Quinn told Philip that would be fine; he would get back with Philip.
- Philip Ward called Shawn Turner after our meeting to see when they could adjust valves throughout town. Shawn will help Philip go through them, preferably next week, possibly Monday night. Shawn thinks that manual valving will take care of things.
- Shawn does have the metal detector but it will only detect pot metal, not galvanized. Roy suggested we keep it on the inventory.
- Kyle Jones spoke with Dan. He is proceeding to get information on a pump. He said it looked like it would probably need to be a 10-horsepower pump in order to meet city requirements. He also said at that point we would also want to put in pressure-reducing (valve?) so we wouldn't overload some individuals with too much pressure.
- We are required to have pressure at 40 psi for each home. We are currently running between 35 pounds to 85 pounds. We need to focus on consistency and try to balance the pressure out.
- Philip said if everyone is turning their water on at the same time it drops the water pressure. He would like to suggest we ask the people in the city to voluntarily water every other day (east side vs west side), to increase pressure throughout the city again this summer, or until the problem is corrected.
- Roy said that cutting down on usage also puts more water back into the creek. He said adjudication is happening right now (Bear River Drainage). Roy asked if anyone could think of a way to capture the volume of water, he would like to hear about it. He also mentioned if you know of anyone else that might have a suggestion or solution, that you enlist their help.
- Dan: Updates on radar signs. The signs have been ordered. We did save \$500 (\$8,100.00 for two) for ordering both signs at one time. Delivery is out 40-60 days.

- Dan spoke with contractor on roads (Post Asphalt). They can't come here until the middle of June. We do have his quote for the same square footage, but Dan did indicate it would be helpful to have him come.
- 50 East: Dan has spoken with Rick Thomas regarding putting rock on the road. We are waiting in line. Dan will follow up.
- Alden Talbot: Marilyn will request that he come to a meeting to discuss his water fee issue.
- Roy did talk to Justin Ruen at AIC. He said there is new legislation (Roy has called him three times). Roy has a conference call on the 24th of May with the Attorney General, Vaughan Rasmussen and two attorneys. They will discuss open meeting laws and the issue of building permit fees.

Roy turned the time over to Jane Simpson to discuss the Ordinance/Permit/Committee items.

- **Building Lot and Standards Ordinance:**

- Auxiliary Dwelling Unit (ADU): An ADU is a secondary unit to a primary home that can be used to house family members. In some cases, it can be rented if it meets certain criteria. It is all tied into the same sewer and water connections. Most ADUs are required to be in the rear of the primary home.

Cities are trying to find low to moderate-priced housing. IdahoSmart.org has put together a template with mandatory and optional details on ADUs. The committee discussed this issue and thought if we firmed up a couple of things in our ordinance and defined it a little more exclusively, we wouldn't need to address ADUs right now.

- Do we want to stick steadfastly to the ½ acre to keep density down or consider the higher density to help fill the need? Jane thought it would be best if ADUs are covered in a separate ordinance on which we could get community involvement and feedback. There are very specific guidelines about types of structures; square footage (most cities she found limited size to between 450 and 850 square feet); must be placed on a permanent foundation; owner must occupy one of the two units as their primary residence; etc. An ADU cannot be sold separately from the primary unit. They are assessed as an improvement, not a separate structure. ADUs are not meant to provide a source of additional income (short-term rentals). It is for members of the community in which family members could inhabit the unit. Mike Knapp does not see an issue with allowing ADUs, even for density. The intent of the ½ acre lot in the ordinance is to keep density down; when asked whether to keep ½ acre lots, Philip Ward, Cindy Piggott, Dan Porter want to leave it as it reads now.

Winston said the committee will address ADUs and present a recommendation to the council on what they feel we should do.

- Jane proposed adding some items to the *Building Lot and Standards Ordinance* and the *Application for Building Permit and Water and Sewer Hook-ups*.

Jane asked to add to Definitions:

- **Building Lot, Parcel, Plot:** A surveyed and bounded tract of land that is set aside for building. In most cases identified by a unique land serial number. The vote by the council to add this definition was unanimous.

This would solve the problem of more than one residential dwelling being built on a property without actual boundaries to use for set-backs. This would also solve the issue of the owner using part of the property that was already established for one residential dwelling being used for another one.

Mike Knapp suggested we could require a survey if there is a question whether you would possibly be encroaching on the property line. If you have an existing structure on your property and you are adding to it in an area where it would be clearly on your property, a survey would not be

required. Jane said we could add “subject to review.” She also said Dale Thornock suggested if there is a question, then we could require a survey. Roy brought up, if we are going to make exceptions, we are opening ourselves up to being perceived as being preferential to some and not others. It was decided to require surveys as currently stated for buildings requiring a foundation.

- **Addition:** An extension or increase in floor area or height of a building or structure. If the addition is separated from the existing structure by more than one wall, then it is considered a complete and separate building. An addition to a building or structure shall comply with all current requirements set forth in this ordinance, without requiring the existing building to comply with said ordinance. The vote by the council to add this definition was unanimous.
- **Breezeway:** A structure with a roof and open sides that connects two separate buildings. The vote by the council to add this definition was unanimous.

Jane proposed to add to the Building Lot Regulations:

- **Maximum Units Per Lot:** Only one (1) Residential Dwelling per lot, parcel or plot. (See “Definitions”) The vote by the council to add this item was unanimous. (Mike agrees that this does conform with the intent of the 100 feet of frontage, so he is okay with it for now.)

The other item to add to both the ordinance and building permit:

- The word “recorded” before Warranty Deed in submittals. It will now read: Copy of recorded Warranty Deed for the subject property. (See 3.3.5 in ordinance and under Application Checklist in building permit.) The vote by the council to add this item was unanimous.

Roy requested the next ordinance he would like to see addressed by the committee is the RV ordinance.

- **Application for Building Permit:**

We are skipping over the Fees section because we are waiting for information to Roy by the State on regulations regarding building permit fees. We will readdress this fee. It was unanimously approved to leave the statement on Duplexes, Multi-Family Units and Commercial Construction (fees to be determined) under Current Fees. Jane has also expressed the possible need for zoning, even very simplified zoning, which could clarify where other than single family homes could be built.

- Jane asked Roy if he would be responsible to contact Richard and Kathleen Nelsen about people potentially contacting them for a letter giving permission to build closer than 25 feet to an irrigation ditch. He said he would do that.
- Jerry brought up that not all ditches are irrigation ditches controlled by Bloomington Irrigation Co. The irrigation company would not be responsible for letters on private ditches. If that is the case, they need approval from the owner of the ditch.
- Roy asked if the committee was going to rework the water and sewer hook-up fees since the city is going to run the lines. The committee has already proposed raising these fees. The permit-holder would be responsible for all additional costs to run the lines/meters.
- Unanimous approval of statement “City must approve the location of the meter connection.” Under Water.
- Unanimous approval of statement (with the addition of “to the home”): “City Representative must inspect connection to water meter in open trenches **to the home** before backfilling.”
- Under Application Checklist, we need to add the word “driveways” and “water meters in driveways are not allowed.” It will now read, “Site Plan (1 Hard copy and 1 Digital Copy) Including a plan drawn to scale showing the actual dimensions and the shape of the lot to be built upon. The exact size and location of the existing buildings on the lot, if any, and the location and dimensions of the proposed

buildings or addition, ditches, **driveways**, proposed water and sewer laterals, road(s) and an arrow to show North (N) shall be shown thereon.” **Water meters in driveways are not allowed.**

Jane also wants this verbiage under the Water section.

- Unanimous decision to add “Contact City Clerk for the second site visit to check sewer/water connections to home BEFORE trenches are filled in. City representative must see hook-ups in open trench.”
- Water and sewer rates will start on first of the month after the line on the home side of the meter is installed and inspected. We will put this under both Water and Sewer sections on the permit application. (Added to Water: **Fees for water will begin on the first of the month following installation and inspection.** Added to Sewer (I added a bullet point because there wasn't any place this statement fit): **City Representative must inspect connection from property line to the home (in open trenches) before backfilling. Fees for sewer will begin on the first of the month following installation and inspection of line run to the home.**
- The two final paragraphs were unanimously removed (regarding the Final Review appointment and *Advisement of Completion* form; and the completion within one year and extensions of permit).

It was proposed to have a public hearing (one posting in the newspaper, email (with ordinance attached), on The Voice of the Valley-1450, posted in the post office and message center at office). We will not only take public testimony on the decisions we are making regarding the ordinance and the proposal for B&D committee, but it will be an action item for the council to move on the recommendations. It was decided to have the Public Hearing on June 15, 2022 at 7:00 p.m. at the city office, to allow time for posting and notices. The notice in the newspaper should be put in for publication the week before the meeting (June 8th).

○ **Building and Development (B&D) Committee Proposal:**

- Jane has put together a proposal on the B&D committee. It is just a suggestion and can be tweaked. It can't be voted on in this meeting. Everything is basically the same as was provided previously. The only change is that the term of the committee members would be four years, not two years. The terms would expire one-half (1/2) every two (2) years.
- We, as a city council and a B&D committee, will strive to do all we can to process a building permit within a two-week timeframe.
- Jane also mentioned that once the committee is approved, they will be sticking to the rules and will probably get pushback. They need the council to have their backs and not override them. If someone comes to someone on the council or the mayor with a permit, they need to redirect them to the city clerk, who will receive the funds and forward the permit to the committee.

- **Variance Application:** We will put this discussion off until the next meeting (on June 8th). Everyone has a copy of the Variance Application. It was requested that the council read and make any notes on the form and come prepared to discuss and pass it at the meeting.

Robert Allred stopped by to ask why Jane stopped by and told him he needed to stop his building project. He was informed that he had never notified the city that he had staked out the project and had not received the bright pink building permit that is supposed to be posted and visible throughout the entire project. He was also informed that the city clerk had sent him an email with this information on April 14th.

There was confusion at the meeting where this was discussed. He thought he was told everything was good and he could start his project. It was scheduled that a city representative would come by in the morning to check the setbacks and give him his permit.

Winston also proposed the city putting out a newsletter, either monthly or quarterly, with updates on what is happening in the city and in the different areas of the council. It was suggested someone from the city, not necessarily on the council, would take this project on.

Roy brought up an agenda item we did not discuss at the last meeting regarding an extra payment on the Sewer Bond. He requested that Marilyn send to the council the current balance on the account, the interest rate, the scheduled annual payment amount, the balance in the sewer account, the past two years operating expenses, and the yearly income, so we can discuss this at the next meeting.

Adjournment at 9:35 p.m.:

Motion to adjourn: Dan Porter, Philip Ward, Vote Unanimous

Next Regular City Council Meeting June 8, 2022