



**BLOOMINGTON CITY COUNCIL**  
**Minutes**  
**BLOOMINGTON CITY OFFICE**  
**45 N 1<sup>st</sup> West**  
**November 15, 2023, at 7:00 p.m.**

City Council Attendees: Roy Bunderson, Dan Porter, Cindy Piggott, Philip Ward, Debbie Thomas, Marilyn Wilkes, with Mike Knapp on the phone.

BADC Attendees: Wayne Lloyd, Jerry Thornock, and Jane Simpson and Winston Hart on the phone

Community attendees: Nick Hart by phone

Meeting called to order by Mayor Bunderson at 7:00 pm.

**INVOCATION:** Philip Ward

**PLEDGE OF ALLEGIANCE:** Winston Hart by phone

**GENERAL BUSINESS**

- **APPROVE BCC NOVEMBER 25, 2023 MINUTES:** Motion made by Dan Porter, Second: Cindy Piggott, Vote Unanimous. The motion stands approved.

**BUILDING AND DEVELOPMENT COMMITTEE**

Wayne Lloyd: The BADC has begun to review the city ordinances from the beginning of the City of Bloomington in 1910. It will take several months to complete this task.

**BUILDING PERMIT REPORT:** None

**MOU FOR PARKING LOT BY WATER TANKS**

A meeting is scheduled for November 16, 2023, in the Bloomington City Office at 5:00 pm. Jane has started an MOU. However, she hasn't assigned any commitment to anyone as she is not sure what they will agree to. Jane sent an invitation to Roy Bunderson, Brad Wilkes, Brad Jensen, Mike Duncan, Daniel Turner, and Ryan Larsen.

**GPS LOCATER**

Jane is waiting to hear back from Kyle Jones concerning a better GPS locater. We may have to wait for good weather to complete this process.

**BUILDING LOT AND STANDARDS UPDATE**

The BADC has been working on the non-conforming lots in Bloomington, both those with a home on them and those without.

Jane: There are 19 non-conforming lots, 12 with a home on them and 7 without a home. There was some discussion as to which lots will be grandfathered in. She suggested we contact the residents and land owners and let them know they have a non-conforming lot. The city would not like to miss anyone.

Roy: The city needs to be careful while using the GIS V8 plotting system, it may have some mistakes in its plotting. It was decided to check with the courthouse concerning each lot thought to be non-conforming.

It is not the city's responsibility to prove that a lot is non-conforming or a conforming lot.

Jane: As the ordinance reads now, all non-conforming lots will remain as non-conforming lots and unable to be built on or an addition added to those properties. Nic Hart suggested the city changes the ordinance to say all the non-conforming lots will all be grandfathered in, so the in-depth process of gaining a variance to build be alleviated. The city did not want to put anyone in the situation of devaluing their property.

Roy suggested we hold a public hearing informing the residents and landowners as to this problem and help them understand what the city is dealing with, and the concern of making sure we are not unfair to anyone.

The ordinance passed in 1979, was the first-time lot size of at least ½ acre, 100 ft. frontage, height, and other characteristics of a conforming lot we're stated.

Jane suggested that we work on this question in a work meeting. However, we do need to add to the ordinance the fact that from here on out, there will not be any non-conforming lots created.

Roy asked each council person what they thought of this dilemma:

Phillip: We have to start somewhere.

Cindy: I think we need to make sure we don't create anymore non-conforming lots.

Roy: During our discussion tonight, I think we've pinpointed a couple of issues:

1. We have more non-conforming lots that we thought.
2. We've identified a number of lots that could not have a building on them under today's ordinance.

At this point Mike Knapp joined the meeting by phone.

#### PARKING LOT UP THE CANYON

Wayne: Todd Boehme, County Roads, said he would have some numbers to Mike Duncan on chip seal up Canyon Street. Todd also said he would get his equipment up to the parking lot to push the fill that had previously been dumped back.

#### ANNEXATION DISSUSSION

Jane found an annexation ordinance from Idaho Falls. They had a pretty good place to start. The application has a checklist of tasks to be completed.

1. Survey
2. Site plan drawn to scale by a licensed surveyor
3. And others not mentioned

Roy stated that he thought that was overkill for the process. He thought if the city had so many negatives, like no access to water or sewer, or no snowplow available, we need to not have landowners spend money on a survey. Should they choose to get a survey from there and re-present their case, that would be their decision. Jane said we need to provide them with the principles first.

Roy then stated that they need to come in and discuss with the council first their desire to annex. Dan agreed and added at that time of affirmative or negative pre-decision, they can then take the steps based on the checklist to annex.

Roy then explained he would like to see a basic statement as to what criteria is going to be employed in consideration for annexation.

Someone interested in annexing property needs to come visit with the city council or make contact with them to determine if their proposal is in compliance with the expectations of the city. He would like to look them in the eye and understand what they want to do.

Dan suggested that the checklist be posted on our website so those thinking of annexing have what will be required of them.

Phillip added the city needs to know how much property they want to annex.

Roy suggested he would like to see posted on the website a simple list for annexation that says:

- They identify the property they want to annex by letter, stating what property and how much they would like annexed.

- The city has a joint discussion and comes prepared to be in a position to identify availability of services and the desirability or lack of thereof to annex the property proposed.
- They are then put on the agenda to address what they intend to do in more detail. This may be over a zoom conference.
- The city then has a dialogue with them during a city council meeting as to the desirability or lack thereof to annex the property they are proposing.
- Based on the results of that dialogue, they either proceed or they don't.

Jerry asked if we need to put a limit on the amount they can annex. This will have to be decided on a case-by-case basis.

A re-working of the Comprehensive Plan was discussed.

Roy stated that he would like to get the constituents involved.

Mike: I applaud the work the city council did on a previous Comprehensive Plan. He suggests that we do all the work of a plan, and then we present to them.

Roy asked Jane how long do you think we're away from having our existing ordinances summarized and cataloged? Jane stated they have been through the first 40, and reviewing the list of the ones the BADC has left, most of them have been repealed.

Roy proposed the city not incorporate any new ordinances until the BADC has identified all the ordinances we have. We need to standardize where we're going. He then applauded the work the BADC has been doing. He stated when we get what's needed, we get them digitized. He offered to get any clerical help they need to complete this process.

- Motion made for work meeting to be held in conjunction with the BADC meeting on the 6<sup>th</sup> of December at 6:00 pm: Phillip, Second: Dan Vote Unanimous. Motion passes.

## **WATER**

METER KITS: The kits have come in. We now have eight. Frost plates also came in.

## **ROADS**

### **CULVERT EXTENSION IDENTIFICATION**

REFER TO LIST PROVIDED BY WAYNE LLOYD – Cleaning of the culverts: The culvert on 1<sup>st</sup> and 2<sup>nd</sup> W, the east side of Roy Dunford's, and the one on 4<sup>th</sup> North.

SNOW PLOW: The snowplow is finished and all fixes were completed. Roy said the invoice was finished yesterday and mailed.

Roy gave permission for Wayne to talk with James Dunford, who works for Wyoming State Highway concerning a new surplus truck they may have.

Roy stated that our snowplow is now good enough to sell. Perhaps the city can get into a new one for a fair price with the sale price from the current one.

### **SIDEWALK UPDATE**

Four loads of cement are scheduled for Friday. This should be enough to finish the sidewalks.

### **PROPOSAL TO HAVE MARK BAKER WORK ON UPDATING OUR STREETS SIGNS**

Dan spoke with Kyle and they thought the city would be best served if we try to get a \$100,000 grant from LTACH next year. It was suggested that we standardize all the street signs with the grant money at that time.

WHAT TO DO ABOUT PAVING OF DRIVEWAYS – There needs to be drainage or a pipe put under paving.

## **SEWER**

We have the new panel for the lift station. Kent will mount the new box and post holes will be dug by Wayne Lloyd.

#### **CITY HALL / OFFICES**

Cindy is almost ready to take down the racquetball net.

#### **TREASURER**

##### **PAYMENT OF EXPENSES**

- Motion to approve the expenses as presented: Dan, Second: Phillip, Motion passes with three affirming votes with Mike abstaining because he didn't have the chance to look at them over the phone.

##### **DELINQUENT ACCOUNTS**

Still looking pretty good. Some on the list presented paid today. There is only one who has a larger amount owed.

#### **CLERK**

The cease-and-desist letter to Colin Hart will be held until further notice under the mayor's instructions.

#### **MAYOR**

CUT DOWN TREES IN FRONT OF THE FIRE HYDRANT UPDATE – Roy will take care of the trees tomorrow.

Roy thanked the committee for the work they do.

#### **COMMUNITY COMMENTS**

#### **ADJOURNMENT**

Motion to adjourn: Philip, Second: Cindy, Vote Unanimous, Motion passes. Meeting adjourned at 9:05 pm

**NEXT REGULARLY SCHEDULED MEETING DECEMBER 20, 2023, at 7:00 pm**