



BLOOMINGTON CITY COUNCIL
Minutes
BLOOMINGTON CITY OFFICE
45 N 1st West
January 24, 2024, at 7:00 p.m.

BCC members attending: Roy Bunderson by Zoom, Cindy Piggott, Dan Porter, Mike Knapp, Philip Ward, Marilyn Wilkes, Debbie Thomas, and Trish Carlin

BADC members attending: Wayne Lloyd, Rob Allred, and David Bee. Jane Simpson by Zoom and Winston Hart joined by phone.

Public members attending: Kyle Jones – HLE, Troy Carlin, Ryan Larsen, the Schilling Boys, Bernie Wilkes, and Nic Hart by Zoom.

Mayor Bunderson conducted this part of the meeting by Zoom.

INVOCATION: Philip Ward

PLEDGE OF ALLEGIANCE: Mike Knapp

- Motion to amend agenda and move Nic Hart up to discuss the Building Lot and Standards Ordinance progress: Mike, Second: Phillip, Vote Unanimous. The motion carries.

NIC HART – BUILDING LOT AND STANDARDS ORDINANCE UPDATE

Nic asked Jane if she would lead the discussion: Jane explained if a lot was not named on the list of previously created lots, the owner could petition the city for addition to that list.

In Section 4.13, the question is answered as to how we prevent non-conforming lots from being created in the future. The ordinance states that no person can subdivide any tract of land except within conformity of this ordinance. However, there are five exceptions to this section, ensuring the rights of each property owner.

Nic discussed how the city will enforce the creation of an illegal lot should one be created after this ordinance has passed. In this case, no building permit will be issued on the non-conforming lot, should a post 2024 non-conforming lot be created and even if that lot was sold.

Roy spoke with the county and they should be able to help with that. If we will draft the city's standards for them, when they record any deeds inside the City of Bloomington, they will make the same notation on the City of Bloomington non-conforming lots as they do in the county. They also suggested we alert both the local title companies as to our standards, so they can watch that on their end and alert a buyer of a non-conforming lot and that no building permit will be issued.

Cindy asked if there is something in the ordinance that states the city will not annex any non-conforming lots. Roy and Nic thought adding something to the ordinance to prevent this happening was a good idea.

Nic then left the meeting.

Jane explained there were some definitions added that clarifies 4.9. There are actually three items that were lumped into one in 4.9. They have now been broken apart, thanks to David Bee, and listed separately.

Roy questioned the language concerning changing a building from a barn into a home. The language will be made clearer stating a barn yesterday needs to be a barn today. This will also apply to any other type of building.

TROY CARLIN

Right now, they are just trying to see exactly what they can do. Tim Wright from Bear Lake Log Homes will be going in with Troy on a subdivision. He presented a map with six lots subdivided out, each a half-acre or more. Tim for AA Hudson has been working with him on dividing the subdivision. Troy stated the frontage of each one of these lots is at least 70 feet. Jane explained the Subdivision Ordinance does state that secondary roads could be as wide as 60 feet, and lots of no less than 70 feet of frontage as a standard, but has no verbiage that deals with a cul-de-sac.

Troy indicated that he was going to tweak the sketch presented. Mike asked if Troy knew what the frontage for each lot was now. Troy stated, "Less than a hundred-foot frontage per lot."

Mike made him aware that sewer would not be possible and he would have some checking to do to see if this is possible with less than a hundred-foot frontage, but if there's a way that works with the ordinances, that's great.

Jane: We do not have anything in our Subdivision Ordinance that allows for private roads, so your road will have to meet turnaround and easement requirements. As of now, we don't know if what you are proposing meets with our ordinance, so if we could get that information, we can make that decision.

There was some discussion about the width of an easement road. Jane stated the narrowest easement to a subdivision needs to be 60 feet wide, with 20 feet finished leaving 20 feet on each side.

Troy: If we can't get the footage, can we put in a private lane if there are three homes or less? Roy stated he thought Tim was going off information he had from the county and not for our city.

Troy was asked to get his information together and share it with the BADC so they can look it over at their next meeting on February 7, 2024.

Troy said both he and Tim will be able to come to the BADC meeting on February 7, 2024

Roy thanked him for starting this process early while we still had snow.

GENERAL BUSINESS

APPROVE BCC DECEMBER 20, 2024 MINUTES

- Motion made to approve minutes as written: Cindy, Second: Dan, Vote Unanimous. The motion stands.

Mike abstained as he was not in attendance at this meeting.

APPROVE WORK MEETING JANUARY 6, 2023 MINUTES

- Motion to approve work meeting minutes as written: Mike, Second: Cindy, Vote Unanimous. The motion stands approved.

BUILDING AND DEVELOPMENT COMMITTEE (BADC)

BUILDING PERMIT REPORT – There is one application from Shanna Spuhler on a roll-off shed. Jerry and Rob were asked to complete this application. Upon their review, a permit was issued.

MOU FOR RYAN LARSEN – The MOU for expansion of the parking lot up Bloomington Canyon will now be referred to as a grant application to expand that lot.

Jane, as president of the BADC for 2024, turned the time over to Ryan Larsen to lead the discussion. Ryan has had many conversations with IERP concerning the grant application for the expansion of the parking lot. Because the City of Bloomington owns the land, they would like the application to come from the city, not from the county.

The application was then sent to a grant specialist, and they saw some problems:

- They were concerned that public comment wasn't captured in the minutes from that hearing. The recorded minutes will be checked for further public comment.
- They were also concerned about a complete MOU between the City of Bloomington and the county. They would like this completed and attached to the application.

We would need to get the completed application in before the grant cycle ends. If we can't get everything in, the city will have to wait for the next grant cycle in October of 2024. Roy was concerned about waiting that long, and asked Jane if she had a draft MOU. Jane stated that she never received a completed MOU, but she does have a rough draft. Jane asked if the draft MOU was resurrected, would there be enough time to complete it? As Brad Jensen, a county commissioner, was at all the meetings concerning this grant, the council wondered if he would sign the MOU on behalf of the county. Roy then tried to contact him concerning this question.

Wayne will remain as point of contact, and the mayor will sign the grant application.

Ryan explained that through this grant the city will be asking for \$37,500. \$2,500 of that will come from the snowmobile program as they would like to see this happen, so they will put forward the cash match needed to get the grant going. Ryan has a letter of commitment from the Tri-County Snowmobile Program that says Ryan Larsen and Brad Wilkes will sign a document stating the program can spend that money towards this project.

The MOU between the county and the City of Bloomington needs to include:

1. The City of Bloomington owns the property and will be providing it for this use.
2. Bear Lake County, through the road and bridge, will design the project, manage the project, and maintain the parking lot once it's created.

Weber State will provide signage, a beacon check station, then also provide signage for designated parking for the yurt participants. This information will not be entered into the grant application at this time.

Ryan explained the grant is a road and bridge grant through Idaho Parks and Rec., then he stated the scope of the grant includes:

1. The purchase of the gravel
2. Bear Lake County spreading it out
3. How the snow will be plowed for snowmobile use

4. The fact that the City of Bloomington designates this lot for snowmobile parking and access during the winter for the life of the grant.

Roy was able to get ahold of Brad Jensen during this time and he said he would like to run it past the county's lawyer, Adam McKenzie, before he dared sign it. As Brad's time is taken up with another matter, Roy will run the application past Adam and see if he could make the application conditional for signature upon his review. This way the grant would be submitted in this application window, which ends in two days on January 19, 1023.

Roy stated he could esign the grant, however Ryan explained the grant only needs an authorization to check the box on the application. Roy said Ryan has his authorization to check that box.

Ryan then asked if there was a public notice of the hearing. Debbie stated there was and that the notice was printed in the local newspaper. He asked for a copy of that notice.

SICOG GRANT UPDATE – The city received a letter from SICOG stating they have some grant money to be used to help cities apply for grants. Jane spoke with them and they will be calling Kyle to discuss what may be available to the city. However, there was some concern about how the city developed our relationship with HLE and whether it met the Federal Guidelines.

Kyle stated that the only contract his company and the city has is for the roadway design. For water and sewer there is no contract between us. Should the city have a larger project with Kyle's fees over \$25,000, the city will have to advertise for a firm and then pick the firm based on their qualifications. SICOG then said they didn't have any programs in the works that they have identified at this time.

Jane suggested that the city needs to come up with a water and sewer plan like Dan has acquired for the transportation plan. This way when a grant comes out, we are ready to apply for it.

MOU WITH DAVE BECKETT – Jane questioned whether Dave Beckett had been contacted or not. Roy: We were waiting for Tim to come over and put stakes in. When he had done so, we would re-evaluate at that time. There was a sense of urgency at that time, then weather hit and that urgency went away.

Jane asked if anyone had let Dave know about the city's decisions. Roy said this letter should include the point that the city will neither approve or disapprove what he asked to do.

Dan: Didn't we speak with his contractor the day we visited the property and let him know what the city was planning.

Roy: Here's where we dropped the ball...no formal commination was given to him stating the city's plan.

Jane was asked to help Debbie write this letter to Dave Beckett.

FINISH EBORN'S ANNEXATION

Debbie will complete this as soon as possible. The first papers were lost and need to be completed again.

COLIN HART BUILDING PERMIT

We have a request from Colin Hart to extend his building permit for another 6 months. The original permit was issued prior to the last ordinance going into effect in 2022. This is the issue: The application

submitted did not contain the proper documentation. It had documentation but not the right documentation for the addition. This property has never been staked out representing that addition, or the addition started. No engineer plans have been developed. My concern is we're extending something that doesn't exist. Roy asked if there was anything anyone gains by not issuing him a permit. Jane then asked if the letter was ever sent concerning the fine for building a shed without a permit? Roy stated no letter had been sent. Jane asked why. Roy said it was the decision of the board to not send that letter because of others doing the same thing. The board has already decided that no letter will be sent.

Jane then asked what to do with the building permit on the addition to the house. It was decided that he will be told to reapply when he's ready. The original check will be included in this letter after void was written on the check.

ACTION BY BOARD ON CURRENT ORDINANCES

The BADC would like to table this and make their final report at next month's meeting after they have a final discussion at their next BADC meeting. All agreed that would be fine.

WATER

Things have been put into place to get the roads plowed up to the water tank.

ROADS

The plow is not fixed. Doran plows for an hour then it will stop on him. Wayne Lloyd asked if a memo could be sent out to the residents to let them know the snowplow is down. This way assistance could be provided by the residents themselves. Our truck will be fixed good enough to sell it. Rick has a six-wheel truck. He also thinks he knows where we can get one. Dan stated there are approximately five miles of roads to be plowed in the city. Roy thanked those who helped with the last snowstorm and said they could continue should the snowplow go down again.

SEWER – We do have the panel built and waiting for Tyler Warner to hook it up.

CITY HALL / OFFICES – Just waiting for the Generac generator to be hooked up. Roy asked if Anthony Sousa is still around and willing to work this summer. Anthony is moving and not coming back.

TREASURER

PAYMENT OF EXPENSES

- Motion to approve to pay the bills as submitted: Mike, Second: Dan, Vote Unanimous. The motion stands.

DELINQUENT ACCOUNTS

There is only one account more than one month delinquent. Marilyn sent out notices and hoping they will all be paid soon.

CLERK

The Bloomington Vision Statement sign and both signs for grants have been completed.

MAYOR

Rick Thomas was asked to plow and wingback the roads. This was completed.

OATH OF OFFICE – MIKE KNAPP AND APPOINTMENT OF FOURTH COUNCIL MEMBER

Roy thanked Philip and Mike for their tireless service offered to the City of Bloomington. Mike ran again and his term will be a four-year term. Philip chose not to run again. Roy promised him a short break.

The oath of office was given to Mike Knapp as he ran unopposed in the election and will serve a four-year term.

Roy thanked Philip for his willingness to serve on the board. He has the water system in the best shape it has been in for a long time. At this time, there are no leaks in our water system.

Roy then presented the name of Rob Allred to the board to fill the open term of office in the Bloomington City Council for a term of two years. If in two years Rob wants to keep his seat on the board, he will have to run in the open election.

- If the council can support me in this, I would ask for a motion to accept Rob as a Bloomington City Councilman. Mike motioned as such, Second: Cindy, Vote Unanimous, the motion carries.

Rob was then given the oath of office and welcomed to the council.

Jane then reminded Roy that he needs to come up with a suggestion for the open seat on the BADC.

COMMUNITY COMMENTS – None

Motion to adjourn: Cindy, Second: Dan, Vote Unanimous. The motion stands.

ADJOURNMENT – 8:50 pm

NEXT REGULARLY SCHEDULED MEETING February 21, 2024 at 7 pm.