



**The City of Bloomington
Building and Development Committee (BADC)
Meeting Minutes February 7, 2024 at 6:00 pm**

BADC ATTENDEES: Jane Simpson, Wayne Lloyd, Jerry Thornock, David Bee, with Winston Hart on the phone

CITY COUNCIL ATTENDEES: Debbie Thomas

COMMUNITY ATTENDEES: Troy Carlin, and the Schilling brothers

Meeting called to order by Chairperson Jane Simpson at 7:00 pm.

INVOCATION: David

PLEDGE OF ALLEGIANCE: Jerry

APPROVE JANUARY 3, 2024 MINUTES

- Motion to approve January Minutes as edited to add the right date: Rob Allred, Second: David Bee, Vote Unanimous, Motion Carries.

BUILDING PERMIT APPLICATIONS – Shanna Spuhler

A site inspection was conducted and everything is good to issue this permit.

- Motion to approve a building permit for a roll-off shed on the west side of Spuhler’s property: Jerry, Second: Wayne, Vote Unanimous. Motion carries.

TROY CARLIN – SUBDIVISION

Changes were made from the original layout of the subdivision, so there would be more frontage.

Troy is hoping he can create the 75 feet of frontage. As of now, there is no lot less than 70 of feet frontage.

Troy was advised that he needed 20 more feet all around the cul-de-sac so the bus, garbage truck, and the snow plow can turn around. This will make his frontages bigger.

Some land will be lost for roads Troy estimated he would lose one acre of land between the road and the cul-de-sac.

Jane explained: According to the current Road Standards Ordinance, once a road is platted and completed, the road becomes a public street. The city then takes possession of the road and maintains it.

Troy asked about creating a HOA. Jane said the Subdivision Ordinance does not allow for a PUD or an HOAs.

Troy said there is no sewer on 50 E, so he will have to put in septic tanks. Wayne said they could also use a grinder with a pump and hook into the sewer system. There is a water line on 50 E, so water will be possible.

Wayne stated that Troy has a valid plan if he could go back and fix a few things. Troy said he may have to sacrifice one half-acre lot to bring the cul-de-sac up to city standards, but he thought it could be done.

PARKING LOT GRANT APPLICATION

- Wayne Lloyd and Ryan Larsen were a big help in getting a grant from Idaho Department of Parks and Rec. for the expansion of the parking lot up Bloomington Canyon. The grant is for \$35,000. There are other organizations that will put in money also.
- The money will now be sent directly to the city.

BUILDING LOT AND ORDINANCE

Under 4.9 Set-backs for additions to, repairs of, and replacement of previously constructed buildings (constructed prior to January 1, 2024). A current building permit and all current fees are required. City rules, regulations, and setbacks will apply to previously constructed buildings as follows:

- A. Current setbacks are required on any addition to a previously constructed building even if the original building does not meet the current setback requirements.
- B. Current setbacks are not required on a repair of a previously constructed building even if the existing building does not does not meet the setback requirements.
- C. Current setbacks are not required on a replacement of a previously constructed building that was damaged, torn-down, or destroyed less than one year previous to the construction of the replacement, ~~as long as what was not a residential building is not changed into a residential building or vice versa.~~ as long as a non-residential building is not changed into a residential building, and it is built back on the same exact footprint as the previously constructed building, even if the previous building did not meet current setback requirements. A replacement building shall not be constructed outside the property boundaries. If the previously building was not fully within the boundary of the property, the footprint will need to be moved so that the replacement building is fully in the property boundaries.

Jerry: What if a residential unit wants to turn into a barn or garage. They couldn't because of the vise versa. It was decided to strike "or vice versa" from the ordinance.

Jane expressed that she was still having a struggle with the line, "As long as what was not a residential building is not changed into a residential building." It was discussed and changed into "as long as non-residential building is not changed into a residential building."

- A motion was made to accept the changes to 4.9 as discussed: Wayne Lloyd, Second: David, Vote Unanimous. The motion carries.

P&Z COMMITTEE ORDINANCE VS. THE NEW B&D COMMITTEE RESOLUTION – Wayne

Wayne didn't get a chance to compare the two, but he said the P&Z would need to be started from scratch. Jane replied that's okay because we don't have any zoning. The BADC will absorb whatever work is needed without a P&Z.

IRWA UPDATE – David

Jeff Cook from IRWA will be at the at the next City Council.

FIRE HYDRANT SNOW REMOVAL

Jerry will talk with Rob about arranging to have the snow from around the fire hydrants removed.

ORDINANCE CONSOLIDATION RECOMMENDATIONS AND CODIFICATION

Jane has been looking into codification of the city ordinances. Winston thought perhaps AIC would have a grant to help with this or perhaps another organization. Jane said she was going to contact SICOG.

Jane asked if some of the cost could be taken out of the water and sewer funds, as some of the ordinances apply to water and sewer. Winston thought it could.

Jane asked the committee to look at the proposed list as a way to assembling our Codification Book. They should look over this list and see what changes should or need to be made.

SUBDIVISION ORDINANCE REVIEW

A work meeting will be scheduled to work only on this ordinance. Wayne suggested they hold this meeting in two weeks, after the City Council meeting so a new BADC member might be named.

B&D COMMITTEE MEMBER RECOMMENDATIONS

Names that will be submitted to the mayor to fill the empty seat on the BADC – Troy Carlin, Glen Bee, Philip Ward, Ruth Baker, Donna Passey, Linda Hart, and Dennis or Beverly Atkins.

- Motion made to accept the names for submission to the mayor to fill the BADC empty seat: David, Second: Wayne, Vote Unanimous, Motion carries.

The term of service is four years. The seats should be alternating with two members appointed for four years, then another two appointed after the first two have served two years. This way only two members will leave the committee at once, while the other two will stay on for two more years. This committee is going into their third year.

GENERAL DISCUSSION

There was some discussion about rotating the contractors we have in the city. According to Idaho State Code, no job needs to be bid out until the job reaches \$50,000. It was suggested that a rotation list be made of our city contractors.

Wayne Lloyd accepted the invitation to attend the next BCC and give the report in Jane's absence.

ADJOURNMENT

- Motion to adjourn: Winston, Second: Jerry, Vote Unanimous, Motion Carries.

NEXT REGULARLY SCHEDULED MEETING MARCH 6, 2024 AT 6:00 PM