

**MINUTES OF THE CITY OF DRIGGS**  
**CITY COUNCIL MEETING**  
**APRIL 7, 2009**

Pursuant to adjournment of the regular City Council meeting held March 17, 2009, and the call of the Mayor, the Driggs City Council met in regular session **Tuesday, April 7, 2009**, at 7:00 p.m. A roll call was taken and present were council members: Greer Jones, George Mosher, and Colin Dye, Mayor Louis Christensen, Public Works Director Jared Gunderson, and Planning and Zoning Administrator Doug Self and City Attorney Stephen Zollinger. Mayor Christensen led the Pledge of Allegiance.

**MINUTES TO REVIEW**

Council Members reviewed the minutes.

**Council Member Mosher made a motion** to approve the minutes of the March 17, 2009 City Council Meeting. Council Member Dye seconded the motion. The motion carried unanimously.

**CLAIMS REVIEW**

Council members reviewed the claims.

**Council Member Mosher made a motion** to approve the claims as presented dated March 18, 2009 through April 7, 2009. Council Member Dye seconded the motion. The motion carried unanimously.

**ROBERT EMERSON – TETON COUNTY HOUSING AUTHORITY**

Mr. Emerson presented a PowerPoint presentation to the City Council, which reviewed the history and mission of the Housing Authority Commission. He discussed the 2007 Housing Needs Assessment and a 2009 Teton County Housing Authority Housing Survey. That survey was distributed to 533 employees of large employers in Teton Valley with 263 responses, of which approximately 160 were homeowners and 80 responders were renters. Mr. Emerson stated nearly 100% of renters stated they would like to own a home. 75% of the homeowners have lived in the valley for at least 6 years, prior to the rapid escalation in real estate values. He stated that the length of residency was strongly related to lower mortgages.

Mr. Emerson discussed household structure, stating that there was roughly 15% more married couple households than in Jackson, Wyoming. He further stated that the “sweet spot” for targeting affordable housing was for family incomes between \$33,000 and \$75,000. This corresponds to 80% to 120% of the median family income (MFI). 44 of 144 respondents to the survey rented homes, would like to own a home and were in the MFI range.

The house price should be considered affordable if it fit into the target MFI range, which would be between \$130,000 and \$202,000. On the MLS, 28 units were listed at \$200,000 or below; 8 of those units were manufactured homes, 2 were stick built, 10

were condominiums at The Ponds, 5 Townhomes, and 3 condominiums in the Buffalo Valley development.

One of the purposes of the survey, Mr. Emerson stated, was to demonstrate to potential developers that there was a demand for affordable housing units. The Teton County Housing Authority's goal was to facilitate the building of approximately 6 units in the municipalities.

Mr. Emerson reviewed recent demand trends in affordable housing in Jackson. Currently there are 409 applications for 7 affordable workforce homes that have just been completed. The Jackson Town Council recently read an ordinance to increase the amount of affordable housing required for residential developments from 15% to 25%.

The Teton County Housing Authority guidelines for those eligible to apply for workforce housing was discussed (see PowerPoint slides). The guidelines target essential service workers, which include fire fighters, teachers, hospital staff, etc. Teachers have been particularly challenged to find housing, as the average starting salary was around \$32,000.

One current strategy of the Housing Authority was to match eligible workers with an available affordable unit on the market. Mr. Emerson stated that there were about 408 rental units in the community (177 homes and 231 apartments, duplexes, Townhomes, etc.), with home rents ranging from \$650 to \$3000 and all other types from \$266 to \$1500.

Mr. Emerson concluded his presentation by reviewing several potential affordable housing projects in the Cities of Driggs and Tetonina.

Council Member Dye asked about the type of homes that the Housing Authority envisioned. Mr. Emerson responded by stating that most of the design work in Teton County, Wyoming had been very good and the idea was to have a quality, attractive product, dispersed in the communities.

Council Member Mosher questioned if there would be any equity requirements. Mr. Emerson stated that there would need to be a down payment, as low as 3%, through the Idaho Housing and Finance.

## **SECOND READING OF ORDINANCE 303-09 – AMENDMENT TO THE BUILDING CODE ADOPTION ORDINANCE – RADON MITIGATION REQUIREMENT DISCUSSION**

Doug Self explained the changes to the ordinance, which include mitigation for schools and other buildings which contain residential uses, requiring them to conform to the guidelines in the EPA Publication: Radon Prevention in the Design and Construction of Schools and Other Large Buildings (1994).

Council Member Jones stated he would like to know what the cost would be for schools and large buildings to implement this guideline.

Council Member Mosher rebutted stating that the cost of constructing radon resistant buildings was probably a “tenth of the cost or less” of mitigating radon levels after the fact. He felt it was a significant health issue and was justified in making this a regulation. He asked the Council if they agreed that schools and commercial buildings should be included. Doug stated that the ordinance as written would only effect schools and those buildings with a residential use, not including all commercial buildings.

Council Member Mosher felt comfortable with the proposed revision.

**Council Member Mosher moved to consider Ordinance 303-09 Radon Resistance Requirement for All New Construction to be second read as presented. Council Member Dye seconded the motion. The motion passed unanimously.**

**TABLED ITEM – MARY JO LLWEWLLYN – WASTE WATER CONNECTION**

Council Member Mosher questioned if further discussion had occurred regarding this item. Mayor Louis Christensen stated the property owners were able to gain an access easement for the sewer line no cost. Doug also commented stating they were asked to repair landscaping but did not have an estimate for that cost at this time. The estimate that they did have, according to Doug, was for \$5200 for the work to install two 6-inch lines. Their request was to waive the cost of the connection fees, which would be approximately the same amount as the installation of the lines.

Council Member Jones questioned why the central line from Fourth Street had not been pursued. Jared Gunderson stated that the property owner on the southeast corner of the block was not interested in participating. However, the property owners would be tying the Fourth Street manhole.

Jared clarified that the 6” lines are to be private service lines and were required because of the limited grade change. He felt that the City should not grant the request to reduce the connection fees. He further stated that the Council had expressed willingness to reduce the connection fees if all of the property owners of the block worked together to get a main line installed to service all of the properties. Council Member Mosher stated that if everyone was going “their own way” it didn’t seem appropriate to grant a fee reduction.

Mayor Louis Christensen stated that Reed Dayton received a fee reduction for the long distance of the service line that had to be installed for his property on Fifth Street. Council Member Mosher stated that part of that “deal” was to replace all landscaping, etc. Mayor Christensen reminded the Council that Mary Jo Llewellyn was also proposing to replace all landscaping.

Council Member Dye stated that precedence should be set and no future reductions should be granted. Doug Self stated that a standard should be established.

**Council Member Dye moved to require the full wastewater connection fee for the Llewellyn and Anderson properties. Council Member Jones seconded. The motion passed unanimously.**

#### **PLANNING AND ZONING REPORT**

Doug Self presented information regarding the LHTAC grant application had been submitted to chip seal and re-stripe Little Avenue and Ski Hill Road and to extend and replace some sidewalks on West Little Avenue.

Doug stated the Planning and Zoning Commission just adopted ordinance amendments for addressing accessory dwelling units and R1 development standard modifications. He stated these amendments should encourage infill and affordable housing.

#### **PUBLIC WORKS REPORT**

Jared Gunderson reviewed the ongoing repair and maintenance on City Hall. Jared stated that pothole work would begin this week and that communication with Idaho Transportation Department occurred today over coordination of keeping the hole at Little and Main filled. Grading on Johnson Avenue was completed today and the Mayor stated that City Hall had received several calls thanking the City for completing that task.

#### **Ted Hendricks – East Central Idaho Planning and Development Association (ECIPDA)**

Ted Hendricks from ECIPDA spoke to the Council. He reviewed the mission and projects that ECIPDA had assisted with in the city of Driggs.

Mr. Hendricks stated that the Idaho Film and Television Institute was no longer a tenant in the “Old Ford Garage,” which ECIPDA purchased with the assistance of a \$500,000 grant from the Idaho Department of Commerce.

Mr. Hendricks stated that ECIPDA had invested into the building approximately \$1,500,000. He explained the possible ideas for the future of the building might include developing a business incubator or selling the building. Because of the grant money, there are limitations as to what can be done. If the building were sold, ECIPDA would take \$500,000 to set up a revolving loan fund.

ECIPDA would like to partner with the City of Driggs. In order to close out the grant, at least 25 jobs would need to be created or a revolving loan fund would need to be established. Under the current economic conditions, Mr. Hendricks felt it would be difficult to create 25 new jobs with a building that was not very conducive to being leased in its current condition.

Council Member Dye asked if the building could be used as a transit center. Mr. Hendricks stated it could. However, he felt it would be difficult to do with what the existing entities are able to pay. Mr. Hendricks stated that the lease with the Film Institute was \$50,000 a year and that START had received a \$75,000 grant for a 3-year

lease. He further stated that the building would not likely house START unless the cities in the Valley were a partner in subsidizing the space.

Mr. Hendricks stated that ECIPDA would likely create a two-story facility in the existing warehouse space with most of the remodeling costs being covered by grants.

Council Member Dye questioned if there were any businesses that were interested in renting space in such a center. At this time, the radio station, a small church and START and TRPTA were occupying space. There was a possibility that a combination facility with transit organizations could be pursued.

Mr. Hendricks stated that if the community were not interested in the business incubator concept, ECIPDA would try to sell the building. If the community wanted to see this idea, a partnership would have to be created.

Mr. Hendricks stated that the City of Driggs put \$100,000 into a revolving loan fund and has the ability to call on that money with earnings every five years. He further explained the ownership potential.

The water service line needs to be upgraded and the septic tanks should be replaced with a sewer connection to the city system.

ECIPDA can loan money to municipalities, Mr. Hendricks further explained. For example, the City of Driggs could receive a loan and then put it into the revolving loan fund.

Council Member Mosher questioned if it was feasible to maintain the transit component in the building as those involved with the building now, would most likely be expanding in the future. Mr. Hendricks stated that if there were a lot of “up-scale offices” in the building, a transit center might not be compatible.

Council Member Dye stated that there were a lot of commercial spaces available and felt the demand for commercial space at that location was questionable. Mr. Hendricks felt the proposed idea for the business incubator would be at least 2 years from completion, at which time there might be more demand.

Mr. Hendricks stated that the Department of Commerce had encouraged ECIPDA to sell the building. At this time the building was not on the market. However, there are interested parties, both private and public.

Council Member Mosher stated that he felt the city had good success with its existing business incubator and if federal funds were available, a larger incubator may be good for the community. However, he felt it would be best to include the transit element. Mr. Hendricks felt that incubator facilities were successful everywhere because it was a cheaper option.

Mayor Christensen suggested the Council think about the options and make a decision once Council Member Powers returns.

Council Member Mosher asked Mr. Hendricks if he discussed the business incubator option with the owners of the Arrowhead Business Complex. Mr. Hendricks responded and stated that a business incubator would become an advantage for the Arrowhead Business Complex because ECIPDA would bring water and sewer lines to the property. He also stated there was a potential to purchase approximately 2 acres from Bob Bressler and Kerry Buxton, owners of Arrowhead Business Complex.

Mr. Hendricks stated that the other funding entity would require a long-term obligation of 15-25 years to maintain the facility as an incubator.

The building is approximately 20,000 square feet and remodeling costs would be approximately \$2,000,000. Mechanical aspects would need a "complete overhaul" as well.

Mr. Hendricks stated that he would like to meet again with the City Council before meeting with the federal agency that would supply the remodeling funds. A meeting was scheduled for Monday April 13, 2009.

#### **Public Works Report (Continued)**

Jared Gunderson reported on the Waste Water Meeting with Victor. Victor sent 800,000 gallons to the plant versus Driggs 1,600,000 gallons for six days. The peak appeared to be right a lunchtime and was approximately 673gpm.

Jared stated the cost of installing light timers would be about \$10,000 and recommended that this option not be pursued because of cost and an increased vulnerability to mass streetlight outages.

Jared requested that he would like to be certified as a Level 3 Operator for Wastewater.

Wade Kaufman from MD Nursery was being contracted to replace the dead trees along Little Avenue and on the west side of the Community Center.

#### **MAYOR'S REPORT**

Mayor Christensen stated that the Council needed to meet with Victor City Council to continue the discussion regarding the new sewer treatment facility. Discussion began regarding whether a main transmission line needed to be upgraded. Teton Springs had some interest in meeting with the City of Driggs on their wastewater situation. Council Member Mosher requested a report from the city attorney with his recommendation regarding the agreement with the City of Victor. Stephen Zollinger replied stating that the urgency that the City felt a year ago was no longer an issue.

Mayor Christensen stated that an agreement from the Teton County Emergency Services that in the event of an emergency the maintenance hanger at the Driggs Reed Memorial

Airport could be used as a morgue. Stephen Zollinger stated he reviewed the agreement and it “looked fine.”

Council Member Dye moved to approve the agreement for the use of facilities in case of an emergency between the City of Driggs and Teton County, Idaho. Council Member Mosher seconded the motion. The motion passed unanimously.

The Mayor presented the National Geographic’s Yellowstone Geotourism Map. Council Member Jones questioned if the Council was the ultimate authority for approving the uses and development for the Community Center. Stephen Zollinger clarified that this was the case.

**ADJOURNMENT**

**Council Member Dye made a motion** to adjourn. Council Member Mosher seconded the motion. The motion passed with all in favor.

ATTEST:

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Sonya Adams, City Clerk

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Louis B. Christensen, Mayor