

Bayview Water & Sewer District

16401 E Emerson Drive, Bayview, ID 83803

Broadcasted over Zoom

SPECIAL MEETING MINUTES

March 13, 2025 – 10:00 AM

Call to Order and Roll Call: Chairman Shon Luoma opened the meeting at 10:00 AM and a roll call confirmed, directors Dan Tindall, Ted Bare and Jeanna Hofmeister were also present.

Others Present: District treasurer Jessie Roe and District Operators Bob Kuchenski and Bob Hansen.

Guests Present: A couple members of the public.

Agenda Items

1. Workshop: Equivalent Residential Unit (ERU); Sewer Connection – Violations: The Board announced that this workshop meeting is one of many that will eventually lead to decision but intended to solely be a workshop at this time. The topics of this meeting will be: potentially lifting the moratorium on new sewer connections and what all that entails, establishing and imposing fines and fees, and issuing violation notices to customers. Ms. Hofmeister started off by recapping the meeting she and Ms. Roe had with the City of Coeur d’Alene and Kootenai County regarding unauthorized ERUs and sewer connections. One of the ideas the City of CDA presented that has worked for them is clouding the title. They issue a violation notice to the property owner and have it recorded with the county as well. The notice will show up whenever the property owner enters escrow for the sale of the property and alert the potential buyer that the property is out of compliance with their water and/or sewer use. Ms. Hofmeister would ultimately like to make a distinction between in-house use rentals, commercially zoned duplexes, and full duplexes as residential. The Board then discussed sending out a letter to all the customers alerting them that the District is starting to investigate these unauthorized connections and encouraging them to self-report their multiple connections. Finally, the Board discussed the definition for “Multi-Unit Dwelling” in Ordinance 21-2 and agreed they would like to remove the wording “and the like”.
2. Public Comment Period: One member of the public expressed their concern about imposing fines that would be too low and therefore would not incentive people to correct the issue.

With no further business to discuss the special meeting was adjourned at 11:17 AM following a motion from Ms. Hofmeister and seconded by Chairman Luoma. All were in favor, motion carried.

Respectfully Submitted and Approved:

Jessie Roe
Administrative/Treasurer

Shon Luoma
Chairperson of the Board