

CITY COUNCIL MEETING MINUTES
October 16, 2023 @ 7:00PM
at Notus City Hall, 375 Notus Rd, Notus, ID, 83656

1. Meeting Called to Order

Mayor, David Porterfield called meeting to order at 7:02 PM.

2. Roll Call

Roll call was taken with the following results: Councilwomen Michelle DeGiorgio and Bonnie Emly, Council President, Steve Ahlborn and Councilman Devin Krasowski were present. Also present were Mayor, David Porterfield, City Planner, Antonio Conti, and City Attorney, Bryan Norton.

3. Pledge of Allegiance

4. Public Concerns/Comments, limited to 3 minutes each

None

5. Consent Agenda, Action Items

5.1 Disbursement List

Ahlborn motioned to approve the disbursements in the amount of \$2,952.65. Krasowski seconded. Roll call was taken with the following results: Ahlborn; yes, Krasowski; yes, DeGiorgio; yes, Emly; yes. Motion carried.

5.2 Council Meeting Minutes

None presented

5.3 Committee Meeting Minutes: Library, Community Events, Vision Tomorrow

None presented.

6. Staff/Professional Reports

6.1 Library Liaison

Councilwomen Bonnie Emly reported the library will hold an open house and family reading night on November 16th. They will also have a book sale during the Harvest Festival. Cost will be \$2 per bag full.

6.2 Treasurer

Treasurer Marie Eilers reviewed September revenue and expense report with Council. The LGIP accounts are earning 5.3112% right now. The annual audit is scheduled for November 15th and 16th.

6.3 Public Works

Mayor reported the lagoon discharge is being done and hydrant flushing will start this week or next.

6.4 City Clerk

City Clerk, Loretta Vollmer reported from the google profile that 10 phone calls were initiated, 36 asking for directions, 95 website views, 7 burn permits issued and 57 credit card payments received.

6.5 Public Safety and Law Enforcement

Police report was in council packets. 54 calls/patrols/enforcement for last month.

7. Business

7.1 Accessory Dwelling, ACTION ITEM

The Mayor presented a checklist with features and regulations of use derived from other cities and state code 55-3212 (addressing HOA's) to help come up with some definitions. Krasowski recommended items to address in our ordinance: how to treat the water and sewer connections, limit of ADU on one lot, regulate size and placement, aesthetics- the way they look, parking and driveway regulations, address numbering and regulating the number of occupants. He likes the example from Greenleaf. Ahlborn disagrees with the owner must live in main dwelling on property. Does it matter which home they live in, as long as they live on the property? R.V. not allowed, there are pro and cons. ADU not being used for commercial use, short term rentals or air B&B use. What are the pros and cons of that? The City Attorney commented that City can not prohibit ADU's but can regulate them. He cautions about trying to regulating short term rentals. 30 days plus are not considered short term rental. Mayor asked should ADU only be allowed in certain zone? DeGiorgio stated that this should be intended for adult use. A small home for resident's grandparents or adult children use, not to be used for profit. Krasowski stated that our code prohibits single wide mobile homes, and he doesn't agree with that. With our current building code and setbacks do we need restriction of size, placement, or aesthetics? As long as the connection to city services is adequate and they are paying for utilities and parking off the street, those are the big things for him. Resident Chris Grooms indicated that Middleton's code regulates the minimum lot size (14,000 sq ft lot) required for adding an ADU and the maximum size of a ADU allowed is 1,000 sq ft. Electric, water, and sewer all have to be connected from/to the main house. Must use same driveway and have same address. If it is to be used as a rental, property owner must reside in the home. Mayor asked if we should allow them to be rentals? That type of use will need to be addressed in our ordinance. Krasowski asked if owner should be required to occupy the dwelling? Ahlborn favors the least number of restrictions. City Planner, Antonio Conti stated it would be difficult to enforce rule limiting the number of people allowed. Each dwelling should have its own meter. Because you are doubling your use without doubling your income. Do not over tax our systems with no return of money to help maintain systems. Each dwelling is a burden on our utilities. Ahlborn asked about allowing R.V.s. Krasowski stated that if allowed then families would be living in them and they are not easy to get out in case of fire. As adults you can make that decision but not with kids. They are not made to be lived in full time. Comes to public safety. Need to get draft ordinance. No decisions.

7.2 Wagner/20-26 Property, Discussion

Mayor asked Council if they are still willing to donate property on Wagner and 20/26 to the building stronger veterans? We are still waiting for verification for the 501c3 status. If not, is Council still interested in selling the property? Krasowski sees no use for the city. DeGiorgio would like to donate for a park and Ride. Treasurer, Marie Eilers reminds the Council it is less than one acre and the County indicates it has no value.

7.3 Infrastructure improvements, Discussion

Mayor stated that the \$100,000 Lhtac grant application for street chip seal requires letters of support from community to be submitted. COMPASS outreach to the community with the City on the collector street rebuild: Notus Rd, 3rd Street and Jasper Ave. Mayor has contacted the Vision Committee and asked them to be the lead group to meet with the COMPASS group and to help reach out to the community with information about the street project. Another topic to consider is the nice tractor we have sitting out in the weather. Mayor would really like to get that housed someplace. Should we purchase a lot and build a building or do you have other ideas? DeGiorgio suggested extending the roof of existing garage. Krasowski recommended refurbishing existing garage. Current corner lot was purchased as an investment for a proposed community center and library.

8. Mayor and Council Comments

Harvest Festival coming up this weekend. City surplus auction in the library parking area. Will need volunteers to help set up. Emly stated her brother and her are working on the arrow replacement on the reader board. Will need Tyler's help if he is available tomorrow.

9. Adjournment

DeGiorgio motioned to adjourn at 8:55pm. Emly seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, idCMC Notus _____

Approved by David Porterfield, Mayor _____