

**CITY COUNCIL MEETING MINUTES**  
**November 6<sup>th</sup>, 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 7:01 PM.

**2. Roll Call**

Roll call was taken with the following results: Councilwoman Bonnie Emly, Council President, Steve Ahlborn, and Councilman Devin Krasowski were present. Also present were Mayor, David Porterfield, 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 of \$4,502.21. Emly seconded.

**CLERK NOTE \*\*** Councilwoman Michelle DeGiorgio joins meeting at 7:03 pm.

Roll call was taken with the following results: Ahlborn; yes, Emly; yes, Krasowski; yes, DeGiorgio; yes. Motion carried.

**5.2 Council Meeting Minutes**

None presented.

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

None presented.

**6. Business**

**6.1 Short plat at 364 Jasper Council Decision Clarification, ACTION ITEM**

City Clerk stated there was a little discrepancy after reviewing the recording from the last meeting concerning the variance. The variance was not part of the motion but was part of the short plat application that was approved with condition of maintenance agreement. The variance request was for the road paving portion. Clerk asked what their thoughts are that they were approving just to get this right. The motion was to approve the short plat with condition of a road maintenance agreement, but... DeGiorgio interrupts stating we would be setting a precedence if we did not hold one of the first developers to not expect the full pavement of the road, if that is the question. Ahlborn stated that was not his understanding. He thought the application included the variance. That it wouldn't make sense for traffic on that road that it would need to have that done. His motion was to have a variance of that included, to have gravel instead of pavement. Emly stated that is what she thought the decision was. DeGiorgio commented that she's all good with it. Ahlborn restates his previous motion to clarify to approve the short plat application at 364 Jasper along with the variance to have gravel (road) instead of pavement. Emly seconded. Roll call was taken with the following results: Ahlborn; yes, Emly; yes, DeGiorgio; yes. Motion carried.

## **6.2 Commercial zone vision**

Mayor asked Council what kind of features or standards do they want to see in general commercial zone development along Hwy 20/26. What is council vision for commercial zone buildings, parking lots, sidewalks, green space, etc. City Clerk reviewed other cities standards for examples: street curb to grass patch or planter area to parking lot to building; street curb to sidewalk to building (parking in back or on street), or street curb to parking lot to building. A vision of what you want it to look like. Middleton has building standards of 4 different color schemes, textures, brick instead of stucco, etc. so it is different but appealing as you drive through town. Something that catches your eye. What design standards for the already allowed uses in a commercial zone, do you want to see? Mayor suggested adding paved parking lots. DeGiorgio disagrees. She doesn't believe we should have paved parking lots or streets; they should be gravel. Its just a big cost to tear it up when a pipe breaks. Krasowski stated that if we require paved parking then we will need to address the storm water systems. We need to adopt storm water standards to retain storm water on site. Ahlborn favors a sidewalk from parking lot to business. He also likes planter area between sidewalk and building of (medical) offices. He likes buildings with two different textures. Like brick bottom on stucco building or wood over stone. DeGiorgio wants a rock wall between the Hwy and the building frontage for a safety barrier. Emly likes sign area to be decorative and pleasant to look at. We will need to check with ITD for regulations. Building design should be complementary to the area its in. Krasowski sees the sidewalk requirement should be a priority along frontage. It gives connectivity. DeGiorgio would like to see grants to revitalize the frontage property and the community. Ahlborn sees the reason not to focus on specific area but by putting down the standards will help us to get to the vision of what we want it to look like. Developer would know what we are expecting from them. Krasowski stated that we should look at dropping the speed limit to 25mph on highway when we get development as to not discourage walking. On November 16<sup>th</sup> at 10:30 am we will be meeting with ITD in general to discuss the improvements being planned on I-84 and highway 20/26.

Mayor thanks Council for their thoughts as we move forward.

## **6.3 ADU Ordinance draft, ACTION ITEM**

Mayor review items from the American Planning Association concerning ADU's. Definition of an ADU: #1: An accessory dwelling unit (ADU) is a smaller, independent dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. #2: ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs) or #3: new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs). Mayor and Ahlborn like definition #1. Krasowski agrees except for the word smaller. DeGiorgio asked about the "Tuff Sheds" and if council is opposed to using those. Krasowski these must meet building code. Ahlborn thinks attached or detached work. Mayor stated that if it's an add on or within the existing home it is assessed as the primary structure. It's not called a duplex or an accessory dwelling unit. Mayor does not feel they should be attached. He talked to the Canyon County Assessor, and they don't know how these should be assessed. It would be a nightmare to keep track of (who has an interior or attached ADU). We can simplify and stay out of trouble if we stick to definition #1. Council review of Mayors list of requirements for ADU. Should principal dwelling be owner occupied. Ahlborn asked what is the reasoning? Owners usually take better care of their property. DeGiorgio stated that this is not meant to be a profitable journey it is meant to house parents or grandparents. Krasowski is leaning toward not requiring owner occupied. If it becomes a problem then the City could step in and enforce property nuisance codes. The mayor reviewed other requirements, maximum building height, parking, number of bedrooms, and number of occupants. Our current code restricts the number of units per acre. Krasowski thinks the size requirement is not needed. We already have standards of how much % of land that can be built on and current setbacks. Our current code restricts units per acre. Mayor stated that owner occupied dwelling requirement is about 5 to 1 in the neighboring

cities. We will need to look at how much parking we will require. Does square footage include or exclude garage area. No decision.

**6.4 Animal Control Contract, ACTION ITEM**

Mayor has tried to contact them, leaving messages with no response. No decision.

**7. Mayor & Council Comment**

None

**8. Adjournment**

DeGiorgio motioned to adjourn at 8:50 pm. Ahlborn seconded. All in favor. Motion carried.

Respectfully submitted by Loretta Vollmer, idCMC Notus \_\_\_\_\_

Approved by David Porterfield, Mayor \_\_\_\_\_