

# NOTUS CITY COUNCIL MEETING MINTUES

March 6th, 2023 @ 7:00PM

at Notus City Hall, 375 Notus Rd, Notus, ID, 83656

## 1. Meeting Called to Order

Meeting was called to order at 7:07 pm by Mayor, David Porterfield.

## 2. Roll Call

Roll call was taken with the following results: Councilwomen Michelle DeGiorgio and Bonnie Emly and Councilman Devin Krasowski, all present. Also present were Mayor, David Porterfield, City Planner, Antonio Conti, City Attorney, Joe Suthers and Kate Dahl.

## 3. Pledge of Allegiance

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

NONE

## 5. Consent Agenda, Action Items

### 5.1 **Disbursement List**

Krasowski motioned to approve disbursements in the amount of \$12,367.63. Emily seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, DeGiorgio; no. Motion carried.

### 5.2 **Council Meeting Minutes**

None available

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

Emly motioned to accept into record the Library Board meeting minutes from Oct 12, 2022, Nov 9, 2022, Dec 14, 2022, and Jan 11, 2023. Krasowski seconded. All in favor. Motion carried.

Krasowski motioned to accept into record the Vision Tomorrow Meeting minutes from Jan 16, 2023, Jan 24, 2023, and Feb 21, 2023. DeGiorgio seconded. All in favor. Motion carried.

## 6. Business

### 6.1 **Notus Schools Levy Information, Karen Hardcastle**

Notus School Board members Karen Hardcastle, John Baldazo and Micah Doramus addressed Council. There is a Levy election on March 14<sup>th</sup>. They are seeking support for the COSSA program and for a Plant/Facilities. The COSSA program offers students classes and real-life training and the special needs students. Classes range from hands on building trades, Diesel mechanics, Law enforcement, and Pharmacy Tech. The Plant Levy covers maintenance and repairs. The old gym is being renovated since it was cheaper than demolition and will available for public use when complete. Informational meetings will be held at the Notus Community Center on March 7<sup>th</sup> from 4pm-5pm and again from 6:30pm to 7:30 pm.

### 6.2 **Fee Reduction Request, Mary Williams., ACTION ITEM**

City Clerk, Loretta Vollmer introduced Mary Williams and her husband. They are requesting a reduction of annexation, zone, and short plat fees. Mary told Council of her troubles with Canyon County trying to split their property (4.99 acres total) to sell 3.61 acres to help pay medical bills and for retirement years. She was told it was a "sure thing", paid fees to the County and the request were later denied. County told her to ask the City for annexation. They used their savings to pay the County application fees but would like to annex into the City. They are asking for a reduction of the City fees for annexation, rezone and short plat. DeGiorgio commented that she would be willing to give them a reduction. Their land is contiguous to property within City limits. (roads and waterways have not effect on annexations) The closest sewer and water connections are at the intersection of Purple Sage and Notus Road which is more than 200 ft from the property. State code requires homes within 200 ft of a service to connect to that service at their cost. Middleton does pre-annexation agreements that give details of conditions that must be met before any approval is given. Emly would like to table this to give time for more research of codes. Emly motioned to table and do research and have it on the next agenda. Krasowski seconded the motion. Krasowski asked City Attorney about possibilities of allowing reduction in fees. Attorney stated that code allows variance for undue hardships. Krasowski rescinded his second of the previous motion. Motion dies for lack of

second. Krasowski motioned to allow the Williams's application for annex, rezone and short plat at ½ (one half) the fees listed on City fee schedule, not including the professional fees. (charged to city). Emly seconded. Roll call was taken with the following results: Krasowski; yes, Emly; yes, DeGiorgio; no. Motion carried.

**6.3 Notus Vision Tomorrow Committee Report**

Notus Vision Tomorrow Committee member, Kevin Smith, reviewed the Committees written report to Council. They feel more Town Hall type meetings for any proposed new development would give the community more opportunity to get information from the developer. They would like to see larger lots required and few to no multi-housing units with at least 10% of green space. Not allow CCR or HOA to be more restrictive than City Code. To encourage self-sustainability ( contained chickens, goats, livestock, allow collection of rainwater for reuse, encourage gardening, etc..) Impact studies for traffic/water/sewer/school/environmental/law enforcement to be paid for by the developers. A planning and Zoning committee be established. The community is resistant to increase in any personnel costs, excessive traffic, large new development on farmland, too many entrances/exits onto any one road.

**6.4 Land Use Request Applicable Standards Review, ACTION ITEM**

City Clerk commented that any decisions Council make about land use applications must be followed up with a letter called findings of fact, that indicates City Code that backs up that decision. If City code is not used for decision making, then that opens us up to lawsuits. Krasowski would like to see different language used. He will bring back some suggestions to Council.

**6.5 Building Site Mitigation Practices, ACTION ITEM**

Tabled

**6.6 Current and Possible Future Development Utility Rate Analysis, ACTION ITEM**

Mayor presented possible scenarios of budget calculations and City repairs needed and how the expenses could be covered. Illustration: Major project including a redundant well supply and pump station that is required for our current need. Projected cost \$2,084,750. Water rates could rise to \$40 or higher if we have no growth. We have begun application for grants. Hope for total project overage, however that is doubtful. A possible scenario of how growth of 20 homes could add potential value of including residential growth in the city's future plans. Mayor emphasized that these figures are just illustrations but helpful toward planning.

**6.7 Capital Improvement Plan Ordinance, ACTION ITEM**

Review of plan and renaming it to be Capital Facility Plan since it will be a planning document and not a pre-impact fee document. Approval will be by resolution at next meeting.

**7. Mayor & Council Comment**

NONE

**8. Adjournment**

DeGiorgio motioned to adjourn at 9:20 PM. Krasowski seconded. All in favor. Motion carried.

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

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