

CASCADE CITY COUNCIL

SPECIAL MEETING
May 19, 2020 at 6:00 pm
Cascade City Hall

MINUTES

CALL TO ORDER AND ROLL CALL

The meeting of the Cascade City Council was called to order at 6:00 P.M. Council members Rachel Huckaby, Cynda Herrick, Denise Tangen and Ron Brown, were present. Quorum exists.

Also present: Heather Soelberg City Clerk

Matt Johnson City Attorney
Trevor Howard City Engineer
Peggy Breski City Planner

NEW BUSINESS

ANNEX 19-01, PUD 19-01, SUB 19-01, ZON 19-01, DEVELOPMENT AGREEMENT – RIVER DISTRICT

DISCUSSION: Mayor Nissula opened the meeting outlining how the meeting would

proceed. Discussion would include Sewer SAF, Water SAF, Streets, and Contract Planner Fees. Discussion regarding the outstanding fees. Recommendation of the City to pay 15% and 85% to Applicant for the Contract Planner of what has been currently billed. Moving forward each invoice to the applicant will be reviewed by the City Council for

distribution percentage.

MOTION BY: Ron Brown SECOND BY: Denise Tangen

MOTION TO APPROVE THE CITY PAYING 15% AND 85% PAID BY THE APPLICANT FOR ALL PAST INVOICES FOR CHARGES RELATED TO THE CONTRACT PLANNER TASK A, AND FUTURE DISTRIBUTION SPLIT TO BE REVIEWED BY THE CITY COUNCIL.

DISCUSSION: No further discussion.

ROLL CALL: Ron Brown Yes Cynda Herrick Yes

Rachel Huckaby Yes Denise Tangen Yes

Motion Passed

DISCUSSION: Mayor Nissula moved the discussion to Sewer. Discussion regarding

the current number of hook-ups available. Discussion regarding the cost of the aeration. Discussion regarding payment options and the EDU distribution. Discussion regarding Water hookups. Reminder that the applicant has agreed to pay 50% of the City's share of the Sewer Facility Plan study. Recommendation that the water language

mirror the language discussed for the wastewater. Discussion

regarding road maintenance. Discussion regarding public vs. private

roads. Recommendation of 50% buildout (on the tax roll/CFO). Discussion regarding 80% building permit issued. Discussion regarding incorporating a lag time after 50% permits issued. Discussion regarding a traffic impact model, clarifying that the applicant has admitted that it will impact the city. Trevor Howard explained a traffic modeling, and explained the importance of having a traffic modeling. Breski elaborated on the pedestrian and vehicle impact by this development. Further discussion regarding the need for a modeling. Consensus by Huckaby, Tangen, and Brown to move forward with requiring Modeling. Discussion regarding the termination language, clarification from Attorney Johnson for the need of a termination date. Councilmember Herrick addressed additional issued she had with the Agreement. Discussion regarding two stories vs. 25 ft, request by City Clerk for City Council to direct staff for additional information before removing this from the DA. Further discussion regarding building height. Discussion regarding design restrictions. Discussion regarding landscape architect requirements. revised DA. Attorney Johnson, Engineer Howard and Planner Breski did not need additional information for finalizing.

Discussion/clarification regarding reference to "City". Attorney Johnson asked for clarification regarding timetable for revised the

MOTION BY: Cynda Herrick **SECOND BY:** Rachel Huckaby

MOTION TO APPROVE THE PUD-01 AND THE PRELIMINARY PLAT, CONDITIONAL ON THE APPROVAL OF THE DEVELOPMENT AGREEMENT.

DISCUSSION:

Councilmember Tangen voice her concern about moving forward with approval with so many uncertainties. Discussion regarding moving forward with the approval. Discussion regarding this being conditional on the Development Agreement.

ROLL CALL:

Ron Brown Yes Cynda Herrick

Yes

Rachel Huckaby Yes

Denise Tangen No

Motion Passed

MOTION BY: Cynda Herrick **SECOND BY:** Rachel Huckaby

MOTION TO CONTINUE THE PUBLIC HEARING TO JUNE 22, 2020 AT 6:00PM

DISCUSSION:

Councilmember Tangen again expressed her concern. Discussion that this hearing will be reset if the DA is not received for final review by the

public by June 12, 2020.

ROLL CALL:

Ron Brown Yes Cynda Herrick

Yes

Rachel Huckaby Yes Denise Tangen

No

Motion Passed

ADJOURNMENT

MOTION TO ADJOURN

ALL IN FAVOR: Rachel Huckaby Aye Cynda Herrick Aye

| | Denise Tangen | Aye | Ron Brown | Aye |
|---|---------------|--------------------------|-----------|-----|
| MEETING ADJOURNED: | | | | |
| Respectfully submitted and Attested by, | | Approved | | |
| Heather M. C | Soelberg | | | |
| Heather M. Soelberg, Clerk/Treasurer | | Judith R. Nissula, Mayor | | |