



**CASCADE CITY
PLANNING & ZONING COMMISSION
Regular Meeting Minutes
Tuesday, April 16, 2019
Cascade City Hall**

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chairman Lori Hunter. Vice Chairman Ron Brown and Commission Members Candice White, Heather Perkins, and Adam Mapp were present. Quorum present. City Staff Carrie Rushby was also present.

PUBLIC COMMENTS

Patrick Robinson was present to ask questions about his commercial property at 406 S. Main Street, and the ability to rezone it to residential. Mr. Robinson was advised prior to his presentation to the Commission that Planning and Zoning could not provide any formal answers as this is not a noticed public hearing. This was an informal meeting of questions and answers. Chairman Hunter identified that the property is surrounded by Commercial properties, therefore you cannot “spot zone” a property into a new zone. Discussion regarding the zone identification of the properties surround the property in question. Clarifying the difference between zone and “use.” Discussion regarding rezoning the entire block. Discussion regarding the grandfathering of certain properties within this area. Discussion regarding optional alternative zoning for this area. Chairman Hunter identified that the City is bound by State Code, but would get back to Mr. Robinson on what options are available.

REVIEW & APPROVE MINUTES

JANUARY 22, 2019 MEETING MINUTES

FEBRUARY 19, 2019 MEETING MINUTES

Commissioner Brown made a motion to approve the minutes from January 22, 2019 with a correction, and February 19, 2019.

Commissioner Perkins seconded the motion. Motion carried.

OLD BUSINESS

CHAPTER 3 LAND USE

Chairman Hunter requested that Deputy Rushby put the information into the appropriate format and present it to the

Commission once that is complete. Clarification that all the definitions will be included. Once it is completed and reviewed, a public hearing can be set.

OTHER

CONTRACT PLANNER (*Not on the Agenda*)

Updated the Commission regarding a contract planner for the City to help manage the River Ranch Application. Confirmation that River Ranch Application is NOT a simple subdivision application. Deputy Rushby identified that the Planner has met with Arnold and Davis, the Developer and Landowner. Chairman Hunter reminded Rushby to not talk about the application. Discussion regarding when the Annexation is scheduled with the City Council, but Rushby identified that it would not be heard. Discussion regarding setbacks for River Ranch and the possibility of a retaining wall. Continued discussion regarding hiring a contract planner, and who would bear the cost of such a planner. Deputy Rushby identified Davis did not have an issue with paying for a planner.

ADJOURNMENT

Hearing no further business, the meeting adjourned at 6:43 pm.

Respectfully submitted,

Heather M. Soelberg, Clerk

Approved:

Lori Hunter, Chairman