



**CASCADE CITY
PLANNING & ZONING COMMISSION
Special Meeting Minutes
Monday, July 1, 2019
Cascade City Hall**

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chairperson Lori Hunter. Vice Chairperson Ron Brown and Commission Members Heather Perkins and Candice White were present. Quorum present.

OLD BUSINESS – ACTION ITEM

VAC-19-01 LARRY & LINDA HARVEY (CONTINUED)

Chairperson Hunter reminded everyone that this was continued from the previous P&Z meeting for the purpose of obtaining agreement from the adjacent property owner. Deputy Rushby confirmed that email response was received from Michael Rawdan. Attorney Johnson confirmed that this met the legal requirements under statute. There was no further discussion.

MOTION

A motion to recommend approval Vacation 19-01 to City Council was made by Ron Brown, second by _____. Motion carried.

ZON-19-01, PUD-19-01, SUB-19-01 - CASCADE RIVER LLC (CONT'D)

The subject property is located generally on the east side of Highway 55, adjacent to the Payette River. This phase of the development contains 121.17 acres and is identified as tax parcel number RP14N04E310605.

Chairperson began by making some clarifications, stating that a subdivision is something new for Cascade, and elaborated on the fact that this is a PUD, which makes the process little more complicated. Chairperson asked whether the Commission was making the decision, or making a recommendation to City Council. Peggy Breski stated that the Commission was making a recommendation to Council. Attorney Johnson clarified that under statute, the PUD is a recommendation that goes up to Council and the preliminary plat could be approved at the Commission level, but due to the nature of this application, Attorney Johnson states

that one of the recommendation would be to make a recommendation on the Preliminary Plat that goes up to Council. Planner Breski read the staff report into the record, highlighting on comments. One additional comment was received from Linda L. Thacker of Cascade, Idaho stating she opposed the development. Additionally, a new agency letter from ITD stating that applicant may have adequate frontage to allow for two separate public accesses into the development, but is subject to the ITD Traffic Impact Study and the associated permitting if approved by ITD after review of the impact study.

Planner Breski continued outlining staff comments, beginning by stating that the City and the developer have undertaken three (3) written/documented efforts, three (3) working meetings and two (2) public meetings toward resolution of Code required City review and comments, and with each effort progress has been made. While minor revisions remain to be completed on the Preliminary Plat, Staff will recommend approval of Preliminary Plat and Planned Unit Development applications subject to all of the conditions contained in Staff Report.

Planner Breski recommend that Commissioners vote to ratify the determinations that were made on June 17th, which were the exception requests. Commission did not vote on them, applicant will make the changes once the Commission has done so.

Chairperson Hunter inquired about the alley, Breski updated the Commission by stating that Item No. 6 addressed this issue and would be eliminating the alley and constructing public road ways, staff supports this. All changes will be reflected on an updated plat that would be put forth to City Council, if the Commission makes approval.

Chairperson Hunter inquired about requiring the applicant to have only one wood burning device per resident lot. Planner Breski remembers the discussion, but does not remember any directive on the issue. Chairperson Hunter ask to confirm that pathways are all public access, they will be referenced on the final plat as public access. Discussion regarding street naming and being in compliance and that it be sent to the Valley County P&Z for approval.

Planner Breski directed the Commission to Item 8 regarding fuel tanks and stated that a stipulation regarding wood stoves could be included within that item. Attorney Johnson advised that it be included in the development agreement and be handled at the

Council level. Consensus to add wood burning stove as a concern to be addressed later by Council.

Attorney Johnson stated that there was a late agency and late resident comment, and opportunity for applicant to rebut to either of these. Applicant confirmed that there was a meeting with ITD, but had nothing to add. As to the alleys, applicant believed that it appeared that Fire Department was not comfortable with dealing with an alley, but that maybe in the future phases they might introduce alleys.

Commissioners Brown and Perkins believe this has come to a great compromise. Chairperson Hunter added that a development like this has a definite impact to the community. While she understands that the developer would have liked the Commission to get to a conclusion a lot faster, and some residents would like the commission to have never get to anything, the Chairperson identified that the community needs housing and a variety of housing. She identified and reminded, not everyone wants the same type of housing. She concluded that Cascade needs to grow, she is mindful of the infill needs within the town, the impact to surrounding property owners, but this is located within the impact area, and is a good planned use of this space, which Cascade needs.

Commissioner White reflected back over the process and the community concerns, and the way it will affect the community and school. Commissioner White has seen how the lack of housing within the community has greatly affected the school, its enrollment and staffing. A subdivision could help Cascade grow, to its potential it has, could help. She concurred that the subdivision offers a variety of housing options. She elaborated on how the lack of growth could affect the county seat being within Cascade. With that said Commissioner White moves for approval.

MOTION

Motion to approve and ratify the direction that was presented at the meeting of June 17, 2019 was made by Commissioner White second by Commissioner Brown, Motion carried unanimously.

MOTION

Motion to recommend approval of PUD-19-01 in line with the recommendation of Staff as presented in the Staff report, and direct staff prepare a Findings documents in accordance with that, was made by Commissioner Brown, second by _____, roll call vote, motion passed unanimously.

MOTION

Motion to recommend approval of SUB 19-01, and preliminary plat subject to conditions and recommendation of Staff as suggested in the Staff report, and direct staff prepare a Findings documents in accordance with such, and direct further consideration by City Council was made by _____, second by _____, roll call vote, motion passed unanimously.

Further comments by the Commission agreed that, while the preliminary plant does not need to go to City Council for approval, Commission believed it was in the best interest of the City to do so.

ANNEX-19-01, CASCADE RIVER LLC, (CONT'D) FINDINGS AND CONCLUSIONS

Motion to approve the Annex 19-01 Findings and Conclusions, and allows the Chair to sign was made by Ron Brown, a second by _____. Motion carried.

ADJOURNMENT

Hearing no further business, the meeting adjourned at 6:50 pm

Respectfully submitted,

Heather M. Soelberg, Clerk

Approved:

Lori Hunter, Chairperson