



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, September 26, 2022
6:00 PM
Cascade City Hall
MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:01 pm.

Present Council members Ron Brown, Rachel Huckaby, Denise Tangen, Jason Speer
A **quorum** was present.

Staff Present Peggy Breski, NW Land Planning, Trevor Howard-City Engineer
Judith Nissula-Mayor, Janice Van Winkle-Clerk, Heather Soelberg-Treasurer,
Darryl Shephard-Building Department, Steve Yamamoto-Public Works,

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT There was none.

PUBLIC HEARING 2022/2023 Fee Schedule

Mayor opened the public hearing at 6:02 pm. Let the record show there is a quorum of the City Council.

Presentation

The Staff Report was read by Treasurer, Heather Soelberg.

Council Questions None.

Public Testimony

For None.

Neutral None.

Opposed None.

Public hearing closed at 6:09 pm.

PUBLIC HEARING SUB 22-01 Go To My Garage

Mayor opened the public hearing at 6:10 pm. Let the record show there is a quorum of the City Council.

The Mayor called for any exparte communication.

Council Member Tangen disclosed that she called ITD for clarification on the turn lanes in front of the proposed development.

Presentation

The Staff Report was read by City of Cascade, Contract Planner - Peggy Breski. Additional staff of City Engineer, Trevor Howard; Building Department, Darryl Shephard; and Public Works Director, Steve Yamamoto are also available and may add additional input to the Staff report.

Contracted Planning, Peggy Breski – read the 4-page staff report that was part of the Council packet and is available to the public for review by request.

The three AGENCY COMMENTS (pages 2 and 3 of the staff report) were read aloud. The agency comments included those from the Cascade Rural Fire District, Chief Steve Hull - The Cascade Municipal Airport engineer, TO Engineers - and the Idaho Transportation Department.

STAFF COMMENTS (pages 3 and 4 of the staff report) were read aloud.

STAFF FINDINGS and RECOMMENDATIONS (page 4) were read aloud.

City Engineer, Trevor Howard – Review of exhibit C and specifically water / sewer requirements. The RV dumps are not accepted by the City of Cascade and that was read aloud to become part of the record.

Council Member Tangen – discussed with ITD. If the units are for STORAGE ONLY, no traffic study will be required by ITD. If other uses occur, it will trigger a required traffic study by ITD.

Public Works Director, Steve Yamamoto – had no additional items to report.

Building Department, Darryl Shephard – presented his concerns. Residential USE is prohibited per code and a document confirming no residential used will be required.

Council Member Huckaby – questioned if easements across the property exist. Contact Planner, Peggy Breski could not identify any existing easements and recommend that Council request a title search be added as a condition of approval to confirm that there are no encumbrances.

Applicant Presentation

Scott Jones spoke on behalf of himself and partner, Joe, did a similar project in Boise. There is no intent to do retail out of these units. This will be private and business storage. Re: ITD, the driveways coming off of the highway would remain the same. They also, there are no easements that they could identify. The south side driveway would work the best. The north side would be emergency access only. There is no residential and it is clearly outlined in the CC&R's that it is not allowed. Setback will include a drainage swill to control storm water and planted trees will be present. Their CCR's require that there is no overnight parking. Re: propane – they plan on tanks for each unit. They are not going to be buried but can be flexible on this.

Council Questions

Council Member Huckaby

Needed clarification of the “teeth” within the CC&R's if someone uses the unit for residential use.

Do your CC&R's allow owners to lease to another party.

Re: Propane tanks, each unit will have a propane tank?

Scott Jones of “Go to my Garage”

The CC&R's require NO residential use.

Yes, owners can LEASE to a third party.

Propane tanks will be installed at each building and will be 120 gallons each.

Contract Planning, Peggy Breski

RE: ITD notification - Since applicant's testimony stated that the units could be used for business use; it is recommended to Council to disclose this to ITD as the intent of “storage only” and marketing for running a business is new to the application. Peggy reiterated that ITD does not currently understand the full intent of the applicant with the above change presented. Despite the

“time concerns”, ITD needs to be informed of the change and the importance of it due to increased traffic for the storage units and the River District project.

RE: propane tanks – concern the 10’ between each building and it is lessening due to the installing of propane tanks.

RE: allowable uses – Peggy did not see a list of “allowable” and “not allowable” uses within their CC&R’s which could trigger the requirement of a CUP. Including language in the CC&R’s explaining this requirement and restrictions within the Industrial Zone.

The Mayor asked Council for motion to table the public hearing to another date certain in the future, staff

NEW BUSINESS

AB 22-153 SUB 22-01 Go to My Garage (Action Item)

Motion by Rachel Huckaby to table the public hearing for the preliminary plat “Go to My Garage”, SUB 22-01, to a meeting on October 11, 2022.

Seconded by Denise Tangen

Roll Call Yes, Rachel Huckaby Yes, Denise Tangen
Yes, Ron Brown Yes, Jason Speer

Motion passed.

AB 22-152 2022/2023 Fee Schedule (Action Item)

Motion by Rachel Huckaby to adopt Resolution No. 23-01, Schedule of Fees.

Seconded by Jason Speer

Roll Call Yes, Jason Speer Yes, Ron Brown
Yes, Denise Tangen Yes, Rachel Huckaby

Motion passed.

AB 22-154 VCSO Joint Powers Agreement (Action Item)

Mayor Nissula discussed the VCSO Joint Powers Agreement presented in the Council Packet. The Mayor feels that there should be additional discussion. Dave Stambaugh of the Valley County Sheriff’s office was available for questions.

Council Member Huckaby:

Had questions regarding contract hours and deputies and willingness to enforce city code in addition to state code.

Council Member Tangen:

Had questions regarding code enforcement such as barking dogs.

Sheriff’s Office:

Two deputies are on shift for the City of Cascade; sometimes there is a third.

Keep in mind that city hours include office and court time, reporting as well other staff time.

Parking issues, deer issues and other defined issues will be enforced.

Reports can be made but a citizen must be willing to sign a ticket confirming they witnessed the code violation.

Invited Council to review monthly reports and specify what they want more detail on. i.e. some items currently reported that are of no interest to Council could be changed to reflect what Council wants.

Suggested looking at Blaine County MOU agreement. (City Attorney Matt Johnson will get a copy for the City to review).

Motion by: Rachel Huckaby, to approve the Mayor to sign the JPA (Joint Powers agreement) as presented with an amendment to 2.1, City Services, to include specific language regarding enforcement of City Code as one of the services to be provided.

Seconded by: Ron Brown

Roll Call Yes, Ron Brown Yes, Denise Tangen
Yes, Rachel Huckaby Yes, Jason Speer

Motion passed.

AB 22-155 FOC NoBo Sign Variance No. 22-01 (Action Item)

Motion by: Jason Speer to approve the FOC for VAR 22-01 to include all public comments.

Seconded by: Denise Tangen

Roll Call Yes, Denise Tangen Yes, Rachel Huckaby
Yes, Jason Speer Yes, Ron Brown

Motion passed.

AB 22-156 Network of Age Friendly States and Communities (Action Item)

Don Kostelac is working under contract with AARP Idaho to help on-board communities and states to the Network of Age Friendly State and Communities to help advance the cities age and livable friendliness now and into the future. This would create a livability index score that would help the city add and maintain an age friendly and livable environment.

Motion by: Jason Speer to approve the letter in support of AARP age friendly communities. and authorize the Mayor to sign.

Seconded by: Ron Brown

Roll Call Yes, Rachel Huckaby Yes, Jason Speer
Yes, Ron Brown Yes, Denise Tangen

Motion passed.

AB 22-157 Resolution No. 22-19 for Library Surplus (Action Item)

Presented by Library Director, Maria Guest.

Motion by: Denise Tangen to approve Resolution No. 22-19 for library surplus.

Seconded by: Rachel Huckaby

Roll Call Yes, Jason Speer Yes, Ron Brown
Yes, Denise Tangen Yes, Rachel Huckaby

Motion passed.

CONSENT AGENDA (Action Item)

- Payment approval report through September 23, 2022.
- Payroll register report for September 14, 2022.
- Approval of September 12, 2022 meeting minutes.

Motion by: Rachel Huckaby to accept the consent agenda items.
Seconded by: Denise Tangen

Roll Call Yes, Ron Brown Yes, Denise Tangen
 Yes, Rachel Huckaby Yes, Jason Speer

Motion passed.

MAYOR'S REPORT

Reminder Special Meeting 9/27/22 River District Final Plat. This is NOT a public hearing.

Reminder Joint Public Hearing with CRFD (Cascade Rural Fire District) will be on 10/3/22.

Geothermal Progress is moving along. The City will apply for support for this project. It is a planning grant that requires a zero match.

Possibility of storage shed for documents so back storage area can be used as a building department office.

Four Corners Fire NFIP – recommend that people effected by the fire get flood insurance due to the possibility of land or mud slides.

Land Exchange between the City and Alpine Lodge for the property that was leased in the past.

Brandee Nitzel was hired and her first day was 9/26/22.

Brief discussion regarding mailboxes on Patterson regarding City right of way and location of post boxes.

ADJOURNMENT Mayor adjourned the meeting at 8:20 pm.