



CASCADE CITY COUNCIL
First Regular Meeting and Public Hearing
Monday, January 9, 2023
6:00 PM
Cascade City Hall
MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:06 pm.

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

Council Member, Jason Speer, arrived via telecon at: 6:25pm Arrived in person at 7:02 pm

City Attorney, Dan Goodman, arrived in person at: 6:21pm

Staff Present Judith Nissula-Mayor, Janice Van Winkle-Clerk, City Attorney-Daniel Goodman,
Maria Guest-Library Director, Public Works-Steve Yamamoto.

Via Zoom City Engineer-Trevor Howard, Contract Planner-Peggy Breski, Heather Soelberg-Treasurer

PLEDGE OF ALLEGIANCE

MOTION TO AMEND AGENDA

Motion by Denise Tangen to accept the amended agenda.

Seconded Rachel Huckaby

All in Favor (3) Ayes

Council Member Jason Speer was not present.

PUBLIC COMMENT

Jeffery Westin 203 W. Payette St.

Expressed concern regarding snow removal and the City not removing berms from driveways. He is concerned that if there were an emergency the City would be at risk. Berm removal should be the responsibility of the City and not the Citizen.

Lindsay Harris 104 Park St. in McCall

Exec. Director of WCMED wanted to introduce herself and meet Council. She is working with the Geo Thermal group, serves on the Idaho Community Southwest Council, and others. 2023 strategic planning will begin this month for the statewide broadband connectivity.

DEPARTMENT REPORTS

Airport news presented by Mayor Nissula. Plowing snow at this time. Propane tank has been set and filled.

Building Official / Code Enforcement presented by Darryl Shepherd. Summarized building permit activity and wrap up of library construction and reopen.

Clerk report was read by the City Clerk as presented to Council in the Council packet.

The Library report was presented by Maria Guest, Library Director. Usage stats were reported. Library was open for (5) months and closed for (7) months. Participation at library and supplementary classes is robust. Still looking for an additional board member.

Public Works presented by Steve Yamamoto. Reported samples taken, frozen meter plates, two water “turn ons”, plowing, cleanup and road sanding. Working on water study information with engineer, Ryan Christensen.

Sports Park Committee had nothing to present.

Sheriff’s Department stats were in Council packet. Council had no questions.

NEW BUSINESS

AB 23-35 Meeting Dates and Time for 2023 (Discussion)

AB 23-36 Resolution No. 23-09, Annual Meeting Notice (Action Item)
Motion by Rachel Huckaby for the 2023 regular meeting schedule to remain the same, the second and fourth Mondays of the Month at 6:00 pm.

Seconded Denise Tangen
All in favor, motion passed.

AB 23-37 Election of Council President (Action Item)
Motion Jason Speer to keep Denise Tangen as the Council President for the 2023 calendar year.

Seconded Rachel Huckaby

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

Motion passed.

PUBLIC HEARINGS

SUB 22-02, PUD 22-02 Raven Ridge Subdivision

Public hearing opened at 6:30 pm. All Council members are present.

Request for exparte from Council Members for conflict of interest.

Rachel Huckaby declared she gave the physical address of the proposed project to someone who inquired.

Staff Report presented by Peggy Breski.

An application was submitted for a preliminary plat for a residential subdivision. Council has full application and layout in exhibit A in their Council packets. The subdivision consists of (35) lots from 0.11 to 0.24 acres. (34) of these lots are buildable and (1) lot as a common lot for residence use including parking, park and open space and excess snow storage. The roadways will be private. Due to the variety of housing within the development, a PUD was recommended. Staff recommends that the subdivision be developed with swales that will help manage the right of way to be in keeping with the surrounding environment. Negotiating terms for access to City services are in progress. Curbs and gutters will not be required of the applicant. Developer will be responsible for putting up signs and street signs. Set-back allowances are in compliance and should not require a variance request. All other potential variances are addressed in the proposed DA.

Proposed project does comply in various chapters.

This project is considered and END FILL project. It is located within the City limits and City services do not need to be extended to accommodate this project.

The scale and location of project are not expected to create a negative impact to the City. The proposed project is well designed.

Cascade Rural Fire: Exhibit D outlines requirements for development of the community.
Valley County: Exhibit E for approval of the subdivision.

City Engineer, Trevor Howard

Bonds must be had for sewer and water lines and road development by the Developer.

There is a slope of 20% so it is considered a hillside subdivision. Cut slopes will require additional GEO technical reports with surcharge notation.

Minimum right of way for the City is 50'. This subdivision will require a wider right of way due to the cut slopes. A permanent easement for grading and utility will be required and is acceptable by the City Engineer. Curves must be a wider radius to accommodate emergency vehicles. (36) EU's are available to be PREPAID for water/sewer until additional supply such as a new well is available. There will be (59) total EDU's at buildout.

Mayor questions

Water and sewer will be city utilities with easements so the City can maintain water and sewer within the subdivision.

Applicant presentation.

Cody Draper introduced himself. 2589 S. Groom Way, Meridian and 13918 Skyview Court, Lakefork. He presented Council with a handout that is also in the meeting record. He summarized the housing design is mixed residential including three plex and four plex units for families. (14) units will go to locals in Cascade as a guarantee via deed restrictions.

Council Q and A for applicant

Q - Council Member Tangen asked about absence of on-street parking.

A – Open parking space as there is NO on street parking.

Q- Council Member Tangen asked about parking and short-term rentals.

A - to minimize STR's taking up parking, HOA and CCR's will address substantial fines for excessive noise. Three bedroom homes will be restricted to 8 person occupancy which will be addressed in the CCR's and HOA rules. These units will have a (2) car garage and a (2) car driveway.

Q-Council Member Tangen commented that the home designs do not have a "mountain feel".

A-We are open to other designs.

Q-Mayor – what measures are being taken to preserve flora and fauna of the area.

A-Plans identifies existing trees that will remain. Little vegetation exists on the lower half of the development, but the bottom area around the tracks will be landscaped.

No further staff comments.

Public Testimony

Uncommitted: Lori Hunter, 249 Cabarton Rd.

Feels that city is doing a dis-service to the community by not posting the hearing on the property.

Concerned that nothing has been presented by ITD for the intersection from Hwy 55 onto Cabarton Rd. Suggested that the development agreement could accommodate a pathway in front of subdivision to pedestrian and bicycle use.

Opposed: Pat and Carol Hull, 201 Cabarton Rd.
Too close to his own property. Seems like a lot of housing. Concerned about headlights and traffic and his view being blocked. Concerned about people putting bedrooms in their garages. The height of the three plex is a concern and decking becoming bedrooms is also a concern.

Opposed: Jim Marsh, 216 Cabarton Rd.
Concerned with interface and privacy between neighboring properties and potential interaction between pasture animals and residents and STR occupants. How will the small lots accommodate the natural grade and vertical change?

Neutral: Tom Reinhardt, 509 Skyline Drive
Has a concern related to safe pathways for cyclists and pedestrians adjacent to the property. Hwy. 55 to Cabarton road and along Cabarton Rd. is an important north/south route and is part of Valley County Pathways plan. It is important that there is a safe way to get to town via single track sidewalks and safe pathways separate from the roadway.

In Favor: Cynda Herrick, 147 Cabarton commenting for the Latimers.

In Favor: Cynda Herrick, 205 N. Overlook.
Likes the design of the houses and the way the CCR's will address short term rentals and the deed restrictions for the guarantee of community housing.

Neutral: Shauna Arnold, 535 Cabarton
Has concerns regarding traffic.

Applicant rebuttal

There was an ITD traffic study. In 2025 ITD expects to need a turn lane from the highway to Cabarton Rd. Headlight concerns went into the planning of the road. If headlights become a problem; screening could be added. No heights will be higher than the existing home near the sight. The HOA and CCR's will have an inclusion that NO garage living will be allowed.

Landscape plan will include trees and blending to the cut and fill areas; especially the cut slope lots. Retaining walls will be included in this project. The goal is for this project to blend into the environment.

A storm water management plan exists. A GEO tech evaluation study and ITD study were done and are in place.

The Mayor closed the Public Hearing at 7:30 pm.

Council Discussion

The Mayor reiterated to Council the parameters and rules for the discussion moving forward.

Q – Council Member, Denise Tangen – are any buildings over 25'

A - No.

Q – Council Member, Rachel Huckaby – Is there enough city easement for building a path along Cabarton Rd.? This was asked of Steve Yamamoto who would need to check.

A - City Planner, Peggy Breski – There is a 50’ right of way. Typically, if not in code, it may not be able to be required of the developer. This should be looked at for future developments.

Q - Council Member, Rob Brown asked for the current status of EDU availability.

A – City Engineer, Trevor Howard (1:58:04 on recording)

(50) SAF’s pre-pay commitment for the River District phase I

(12) SAF’s pre-pay commitment for Go to My Garage

SAF fees as noted in the above developments plus the Raven Ridge project, the cost of aeration to expand capacity would be covered but will not accommodate full build out of the River District project.

Comment by Mayor – The timeline for water improvements will need to be established.

Q – Council Member, Rachel Huckaby asked about landscaping plans

A – City Planner, Peggy Breski – parameters for landscaping are required and included in staff report. Language to the contrary will be stricken from the development report.

Comment:

The Mayor expressed that the buffer between livestock and the development should take into consideration a goal to maintain and preserve our rural aspects.

STAFF FINDINGS

1. **Staff finds** that the project site is zoned R-3 (high density residential). The proposed project design and density align with this zoning, and the proposed project is preferable to an apartment complex.
2. **Staff finds** that the project has been designed around and aligns with the 2018 Comprehensive Plan Update, and that the project will provide a variety of much-needed housing to the community with minimal impact to the community and City services.
3. **Staff finds** that the project aligns with required elements of Cascade Zoning Code and/or aligns with terms as negotiated with Staff and memorialized in the proposed Development Agreement.
4. **Staff finds** that the proposed project is considered “infill” development, is situated in the city limits, does not require annexation and is suitable for the context of the surrounding area.
5. **Staff finds** that the project will record CC&Rs for the project and set up an operating Homeowners Association prior to selling lots.
6. **Staff finds** that City Engineer has outlined and specified items and/or actions that Applicant must address prior to approval of Construction Documents which are recommended Conditions of Approval.
7. **Staff finds** that Agencies having jurisdiction have provided requirements and/or approvals of the Preliminary Plat / Planned Unit Development.
8. **Staff finds** that the proposed Development Agreement accurately reflects the details of the project and agreements made between the City and Applicant; and that the Development Agreement was drafted for the purpose of protecting the interests of the City of Cascade, its residents, and the Applicant.

STAFF RECOMMENDATIONS

- A. **Staff recommends** City Council affirm and direct that all requirements specified by Staff, Agencies and the proposed Development Agreement constitute Conditions of Approval of the Preliminary Plat / Planned Unit Development application.
- B. **Staff recommends** City Council approve the proposed Development Agreement, with any additions, amendments or deletions as directed by Council.

Further Council Discussion

Q – Council Member, Rachel Huckaby - We need to come up with the number of EDU’s we are willing to offer for prepay and include that number in a development agreement. How long will it take for a well to be built?

A – City Engineer, Trevor Howard – short term for a new well is two years. However, (the short term option) it may disqualify us for funding support.

The Mayor addressed the fluctuating SAF fees and the need to include a commitment for them into a DA because current policy disallows “saving” EDU’s into the future.

Q – Council Member, Jason Speer – where are conditions of approval in staff report?

A – City Planner, Peggy Breski - they live in exhibit C

AB 23-38 SUB 22-02 / PUD 22-02 Raven Ridge Subdivision (Action Item)

Motion by Jason Speer to approve the Raven Ridge Subdivision preliminary plat and DA (development agreement) as outlined in the staff reports including the following conditions:

Section 6.4 is to be removed.

Section 6.3.5 will language that allows developer the ability to add more SAF hookups.

Section 6.9 In the last sentence, change the language to read: “A landscaping plan is required.”

Exhibits C & D

(36) EDU’s are approve but the developer can prepay up to (59) EDU’s.

Seconded by Ron Brown

Roll Call Yes, Jason Speer Reason – it provides housing and meets the zoning criteria for that property.

Yes, Denise Tangen Reason – we need the housing.

Yes, Ron Brown Reason - it is an approved use of the land.

Yes, Rachel Huckaby Reason - is in compliance with our comprehensive plan

Motion passed.

AB 23-39 Confirmation of Airport Advisory Committee Members (Action Item)

Motion Rachel Huckaby to confirm the current Airport Advisory committee

Seconded Denise Tangen

All in favor Motion passed.

AB 23-40 Reconfirm appointment of Library Trustees (Action Item)

Motion Denise Tangen to reconfirm the library trustees as stated.

Seconded Rachel Huckaby

All in favor. Motion passed.

AB 23-41 Reconfirm appointment of Library Liaison (Action Item)

Motion Denise Tangen to reconfirm Rachel Huckaby to reappoint and confirm

Seconded Ron Brown

All in favor. Motion passed.

AB 23-42 Confirmation of Sports Park Advisory Committee (Action Item)

Motion by: Rachel Huckaby to confirm the SPAC as presented.

Seconded by: Jason Speer

All in favor. Motion passed.

AB 23-43 Appointment of Stibnite Advisory Council representative (Action Item)
Motion by: Rachel Huckaby to accept appointment of Tom Reinhardt to the Stibnite Advisory Council as the representative for the City of Cascade for the calendar year of 2023.
Seconded by: Jason Speer
All in favor. Motion passed.

AB 23-44 RTP Grant CTX Vault Toilet (Action Item)
Grant presented by Shauna Arnold for a \$52,400.00 grant with a match of \$10,400.00. The required letters of support and grant panel has been accommodated.

A letter from the City for the matching funds would be required.

Motion by: Jason Speer to approve and direct the Mayor to sign the letter of grant support for the CTX precast vault.
Seconded by: Denise Tangen
All in favor. Motion passed.

AB 23-45 Family Dollar Liquor License (Action Item)
Motion by Rachel Huckaby to approve the Family Dollar liquor license renewal.
Seconded Denise Tangen

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

Motion passed.

AB 23-46 MOU for Resort Cities Coalition (Action Item)
Mayor summarized her participation with the coalition which has been a valuable source of information.

Motion by: Jason Speer to approve the MOU authorize the mayor to sign and pay the bill.
Seconded by: Ron Brown

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

Motion passed.

AB 23-47 Best Day HR wage revisit (Action Item)
The Mayor reported to the Council the current Best Day HR proposal for wage scale review as requested by Council at a previous meeting. Council Member Tangen would like to look further into the study. The Mayor reiterated that the City has already paid the Treasurer and Best Day HR to begin this study.

Motion by: Jason Speer to enter into the Best Day HR, proposal Option 1 and position step and grade analysis..
Seconded by: Ron Brown

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

Motion passed.

AB 23-48 Amended Resolution No. 23-05, Destruction of Records (Action Item)
Motion by: Rachel Huckaby to approve the amended resolution of 23-05 and authorize mayor to sign.

Seconded by: Denise Tangen

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

Motion passed.

CONSENT AGENDA

(Action Item)

- Payment approval report through January 6, 2023
- Payroll register report for December 21, 2022 and January 4, 2023
- December 2022 Financials
- Approval of December 12, 2022 meeting minutes

Motion by: Rachel Huckaby to approve the payment approval and payroll register reports and minutes with corrections to minutes as directed.

Seconded by: Denise Tangen

Q and A

Q – Council Member, Rachel Huckaby – Diamond Fuel and feed 2022 invoices were old invoices, why?

A – The Treasurer had done a year end reconciliation.

Repairs for December 12, 2022 minutes.

Re-phrase the data entry on the Building official report removing the library fee and refund the fee to the library.

Add the words “No presentation made by the **“library director”**”.

AB 23-25 4.9.5 has a few typos; read that sentence and repair.

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

Motion passed.

MAYOR’S REPORT

The relocation of the Building Inspector / Code Enforcement office included review of plans, labeling and storage.

\$100,000.00 BOR grant was given to help with paying for water meters.

Feedback sessions for AARP are happening this week.

The Mayor reiterated that having the City Attorney present at all meetings has gone a long way to move things along.

The City Attorney reported that moving forward, the primary focus of the attorney will be the Food trucks, and the Raven Ridge development agreement.

ADJOURNMENT Mayor adjourned the meeting at 9:13 pm.