



CASCADE CITY COUNCIL
First Regular Meeting and Public Hearing
Monday, December 11, 2023
6:00 PM
Cascade City Hall
MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:03 pm.

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

Let the record show that Jason Speer was not present during roll call.
Council Member, Jason Speer, arrived at 6:07 pm.

Let the record show that City Attorney, Dan Goodman, was present.

Staff Present Judith Nissula-Mayor, Janice Van Winkle-City Clerk, Brandee Nitzel-Deputy Clerk,
Darryl Shepard-Building Dept./Code Enforcement, Maria Guest-Library Director,
Jason Metz-Public Works

Staff via Zoom Heather Soelberg-Treasurer

PUBLIC COMMENT

There was none.

DEPARTMENT REPORTS

Sheriff

Sheriff Copperi explained to Council that the report they have been given a copy of is a draft format. It is the Council's report; they can add and subtract as needed. The report was presented by Lieutenant, Jeremy Miller. Council appreciated the report and thought that the first four pages were meaningful and useful data to report moving forward.

Airport

No report from the airport.

Library

The Library Director, Maria Guest, presented the report that was included in the Council packet. Her report included an update of grant status'. Board meetings will return the third week on the month instead of the fourth week of the month. The library expansion project has a completion target date of mid-July. Rich Butterfield will remain the Board Chairman.

Building / Code Enforcement

Presented by Darryl Shepard. There are (90) active building permits. DEQ and the building department are currently investigating a storm water violation in the Basque addition related to an open permit from 2022. The City Shop is coming along well. Idaho Power has completed their installation.

Public Works

There was one day of plowing. Staff has been working on the new city shop project as well. Staff are considering getting a “mini” salter than can be used with a staff truck that would allow them more flexibility.

Treasurer

Q. Council Member, Denise Tangen had a question related to the Duffer’s paving project. Why are the reports reflecting a higher amount than what was estimated?

A. This line item included work from the beginning of the project which included recycling asphalt.

Q. Council Member, Rachel Huckaby asked what “the Pine Street” project was?

A. Mayor – It will be a hard, walking path down Pine St. to the Strand.

Q. Council Member, Rachel Huckaby asked what upcoming projects for 2024 are related to the Streets Budget?

A. The total dollar amount budgeted for “random” street projects was “zero”. Other projects such as FEMA, and the Main St. Sidewalks were budgeted. The Pine St. project WAS NOT budgeted.

City Clerk

Gave report as presented in writing via the Council Packet.

PUBLIC HEARING

CUP-24-01 Cascade Glen

The Mayor opened the public hearing at 6:44 pm and summarized the procedure for how the meeting will be conducted. Council was asked for any Exparte communication. The Mayor disclosed that she made copies of the packet for Council.

Staff Report

The Staff Report was read by Mayor Nissula who summarized the packet contents to Council. Council was given a copy of the packet via upload to their TEAMS accounts. Letters from public agencies listing concerns related to the project were received from the Cascade Rural Fire Protection District, the city Building Department, and the city Public Works as well as Kerry Lofy’s (the Applicant) responses to the agencies were read into the record.

Written comments by the public were read by the Mayor.

Council questions for Staff

Council Member Huckaby pointed out a discrepancy in the application related to the percentage of hardened surfaces. She pointed out a “typo” in the application which calls out 1,734 sq. ft. of hardened space when it is actually 2,734 sq. ft. of hardened space that includes, the house, the trailer and the parking lot.

There were no further Council questions for Staff.

Applicant Presentation

Applicant, Kerry Lofy, spoke briefly to Council about his project and desire to create affordable, local housing.

Council comments to applicant

Council informed the applicant that each of the two houses be on their own sewer and water connections. That the shed would be removed. The houses will be made to have matching sidings and look similar in appearance.

Public Comment

In Favor

Eric and Makala Albert
103 Glen St. Cascade, ID

We are tenants of Mr. Lofy's residing in Cascade and he has proved to be an excellent landlord.

Bob Giles
762 Deer Forest Dr. McCall, ID

Asked the City Council of Cascade to work in a creative manner with Mr. Lofy. Mr. Giles gave a personal reference on behalf of Mr. Lofy.

Ann Cambron
107 E. Prospect Dr. Cascade, ID

We are in a housing crisis, this is a good option for a long term renter.

Jennifer Lofy
117 Forest Lake Circle Donnelly, ID
Need for affordable housing in Valley County.

Andrew Wilson
26 Mangum Circle Donnelly, ID
Need for affordable housing in Valley County.

David Galipoli
405 Floyd Street McCall, ID
Need for affordable housing in Valley County.

Debra and Paul Stonebraker
519 N. Main #1 Cascade, ID
Need for affordable housing in Valley County.

Toby Teffeteller
1079 Lark Trail Donnelly, ID
Need for affordable housing in Valley County.

Neutral

None

Opposed

Jeffery Weston
203 Payette St. Cascade
Service Way is not a normal width street. It is a "service road" and is only thirty feet (30') wide. Currently the home is one foot (1') from the edge of Service Way. It is too big for the property intended for placement.

Applicant Rebuttal

Kerry Lofy responded that the manufactured home is more than (one) 1' off of the road. The home is situated only temporarily and is not in its "final resting place".

The Mayor closed the public hearing at 7:24 pm

NEW BUSINESS

AB-24-40 CUP-24-01 Cascade Glen, LLC

(Action Item)

Council had a brief discussion.

Council Member Huckaby is reluctant to approve CUP-24-01 until a plot plan is completed showing existing homes, the distances between them and the required 5,000 sq. ft. of space required for each home on the lot per City Code.

Council Member Huckaby reiterated that he Applicant of the CUP is asking Council to accept 3,500 sq. ft. per home); 7,000 sq. ft. for the two homes on the same lot. For this to be considered, the city's set-back requirements must be met. She continues to feel that this should be tabled until a plot plan and survey is completed.

Council Member Tangen feels the same. The survey and plot plan should be required.

Council Member Speer feels the same. The survey and plot plan should be required.

City Attorney, Dan Goodman, discussed potential code revisions and cautioned Council of making a decision that could set precedent for larger development on a small piece of land.

Motion by: Rachel Huckaby to approve CUP-24-01 with the conditions that a survey be completed, a site plan submitted, reflecting the required fire and city setbacks per existing code and each home have its own, separate, water and sewer hookups.

Seconded by: Ron Brown

Roll Call Yes, Ron Brown
Additional housing in town is necessary.

Yes, Rachel Huckaby
City Code is old and needs to be looked at and wants applicant to not have to wait for that process.

Yes, Denise Tangen
Affordable housing needed.

No, Jason Speer
While he agrees with the need for affordable housing. It is the cart before the horse, code needs to be modified first.

Motion passed.

AB 24-41 Valley Soil & Water Conservation District

(Discussion)

Durena Farr conveyed to the Council the impact of clean waterways in Valley County. Additional presentations will take place over the next few months, and she encourages Council to attend and spread the word. The goal is to create a coalition that will work with the City of Cascade.

AB 24-42 Alcohol Beverage License Renewals (Action Item)
Motion by: Rachel Huckaby to approve renewal for Valley Store and Palooza and NoBo if the extra wine off premises is accurate.
Seconded by: Jason Speer
Roll Call Yes, Rachel Huckaby Yes, Denise Tangen
Yes, Jason Speer Yes, Ron Brown
Motion passed.

AB 24-43 Resolution #24-04 Schedule of Fees – revisit AB-24-09 (Action Item)
Motion by: Rachel Huckaby to approve Resolution 24-04 for FY 2023/2024 schedule of fees.
Seconded by: Jason Speer
Roll Call Yes, Denise Tangen Yes, Jason Speer
Yes, Ron Brown Yes, Rachel Huckaby
Motion passed.

AB 24-44 Caselle module Proposal for Electronic W2's and 1099's (Action Item)
Revisit AB-24-38. Council tabled to a future meeting.

CONSENT AGENDA (Action Item)
Payment approval report through November 24, 2023
Payment approval report through December 8, 2023
Payroll register report for November 22, 2023 payroll
Payroll register report for December 6, 2023 payroll
Approval of meeting minutes for November 7, 2023
Approval of special meeting minutes for November 28, 2023

The finance charge of \$18.13 should be added to the Cascade Hardware bill per Council Member, Rachel Huckaby.

Motion by: Rachel Huckaby to approve consent agenda and the payment approval report for \$ 280,935.83 plus the \$18.13 finance charge for Cascade hardware .
Seconded by: Jason Speer

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

MAYORS REPORT
The Mayor made a request of Council to each create a 2024 projects list.

EXECUTIVE SESSION Idaho Code section 74-206(1)(j). "...to consider labor contract matters authorized under section 74-206A (1) (a) and (b), Idaho Code.

This Executive Session was cancelled. No motion necessary.

EXECUTIVE SESSION Pursuant to Idaho Code §74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Motion by: Jason Speer to enter Executive Session Pursuant to Idaho Code §74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student; at 8:36 pm.

Seconded by: Rachel Huckaby

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

Motion passed.

Council came out of Executive Session at: 9:16 pm

ADJOURNMENT The Mayor adjourned the meeting at 9:16 pm.