



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, March 25, 2024
6:00 PM
Cascade City Hall
MINUTES

CALL TO ORDER AND ROLL CALL Meeting called to order at 6:00 pm.

Present Council members Ron Brown, Jason Speer
A **quorum** was present.

Present via Zoom Rachel Huckaby

Staff Present Judith Nissula-Mayor, Janice Van Winkle-Clerk, Keith Latimer -Treasurer,
Darryl Shephard-Building Department, Trevor Howard-City Engineer,
Dan Goodman-City Attorney

Staff Present via Zoom Jake Jones-City Attorney

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT The Beavers are active at Leisure Time again.

PUBLIC HEARING **Raven Ridge SUB-22-02 and PUD-22-02 Development Agreement**
Mayor opened the public hearing at 6:04 pm.

The Mayor asked Council for any ex parte. The NO was unanimous.

Presentation

The Staff Report of the draft Development Agreement.

The City Attorney began with summarizing the development agreement. The draft development agreements were submitted and modified by the applicant to replace townhomes with tiny homes. Council has several options.

First

Council can deny the red line changes and deny the tiny home/town home replacement and the remainder of the agreement would be in compliance. 6-1-12 and 6-1-13 sections could be removed, allowing for the townhomes to remain and no city code would need to be changed.

Second

3-1-4 Cascade City Code would need to be modify. The definition for Tiny Home would have to be amended. 3-1-8 Cascade City Code would need to be modified as it does not allow for tiny homes in an R111 zone and permit has a conditional use.

Third

Require the developer to apply for a variance permit. In the City Attorneys option, this is not a clear path for the development as there is a threshold burden of proof requirement where the applicant would have to show undue hardship.

Question:

The Mayor asked if with submission of the PUD-22-02 would leave the same snag (the three scenarios above) that would require code change?

Answer:

No. The City Attorney clarified that a PUD application allows for discretion within the development agreement.

The City Engineer had a few comments for Council to consider related to the commitment of the EDU's and pre-paid SAF for water and sewer.

The full development would need (59) EDU's. This would require summer monitoring of water consumption and possible conservation imposed mandates.

OR

The developer could stick to (36) EDU's and CAP it at that.

Whatever the developer's decision, the same EDU's would need to be committed to for sewer as well. The prepay of EDU's will aid in the necessary addition of aeration equipment.

If the developer chooses the (36) EDU cap, there would be an option for the development to increase the EDU's at a later date with prepay specifications.

The City Building Inspector clarified that these are not tiny homes (400 sq. ft. and under) but smaller homes (650 sq. ft. and up) that are undersize for our current code requirements of 720 sq. ft.

Applicant Presentation

Developer, Cody Draper, presented status of Raven Ridge. The Sewer is installed and taps (connections) to the main have been completed. He wanted to revisit the plat prior to the final DA being approved.

He referred to the color-coded map and addressed the meaning of the different lots. The goal is to achieve maximum affordability. Referencing the map, the two Blue LOTS (two triplexes = 6 doors) are set aside for Cascade residents only. His proposed revision to the initial plat is small homes (15' wide and 12' tall) and not tiny homes (which are a standard 12' wide).

The density of the development remains at the original (59) homes/doors; the development is not adding more homes – it will have the same amount of doors. The proposed change in the townhomes (orange lots on original map) to the smaller homes (red lots as proposed on the revised map) will allow for better affordability.

This model development is also being built in Boise and Tamarack. The development will be completed in two years instead of the typical 10 years for a subdivision of this size.

Council Questions

There were none.

Public Testimony

For There was none.

Neutral There was none.

Opposed Michael Hoskins at 737 S. Main St.
Lives across from this development. Original visit from the developer went from 24 homes, to 40+ single dwellings, double and triple units, and has grown to 59 units. He would like to see a privacy berm between himself and the development.

Ann (*unknown last name-could not hear*)

140 Cabarton Rd.

Would like to see a berm between the development and her home.

How will the extra traffic be addressed?

Rebuttal

From Cody Draper, related to the size of the development. It was original (35) lots and (1) common lot. That has been change to (59) doors on (35) lots by the addition of duplex and triplexes. They now propose to modify one of those lots to accommodate small homes. The (15) duplex have been changed to be single doors to accommodate more families. There will be a landscape buffer from the railroad tracks to the front of the homes of the concerned citizens and on both sides.

Public hearing closed at 6:38 pm.

NEW BUSINESS

AB 22-88 SUB 22-02 / PUD-22-02 Raven Ridge draft (DA) Development Agreement (Action Item)

Council discussion:

Rachel Huckaby feels that the plan has changed substantially and it feels like we are starting over.

Two documents, the original and the revised maps of the proposed change were **emailed** to Rachel Huckaby.

The properties will have an option for a single or double garage. Some people may not be able to afford a garage but the lots will be able to accommodate a single or double garage if they choose to build. There will be room on lots for the addition of a shed.

Motion by Jason Speer to approve the DA for Raven Ridge allowing for (40) pre-paid water/sewer SAF fee EDU's and incorporate the recommended changes as presented by the City Engineer with the support of the City Attorney.

Seconded by Rachel Huckaby

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

Motion passed.

AB 24-89 Ihtact2- Pedestrian Safety – FORSGREN progress billing no. 1 (Action Item)

Motion by Rachel Huckaby to approve Forsgren progress billing No. 1 \$21,089.36 and No. 3 \$9242.50

Seconded by Jason Speer

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

Motion passed.

AB 24-90 **Impact2- Pedestrian Safety – FORSGREN progress billing no. 3** **(Action Item)**
Motion by: Rachel Huckaby to approve Forsgren progress billing No. 1 \$21,089.36 and No. 3 \$9242.50
Seconded by: Jason Speer

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

AB 24-91 **Chamber of Commerce Spring Fling road closure** **(Action Item)**
Motion by: Jason Speer to approve the road closure of Market St. for the yard sale.
Seconded by: Ron Brown

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

AB 24-81 **Valley Cty. Endorsement for the All Hazard Mitigation Plan Update** **(Action Item)**
Motion by: Jason Speer to approve Valley County all Hazard Mitigation Plan Update letter of support to apply for the grant.
Seconded by: Rachel Huckaby

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

AB 24-82 **BRIC Storm Water Master Plan** **(Action Item)**
The Mayor clarified this agenda item to Council. An additional \$100,000.00 has been given to the City of Cascade to complete this storm water plan which requires NO city match. The match for the original grant was already approved with a city match of \$75,000.00.

Motion by: Jason Speer to approve the Storm Water Master Plan and authorize the Mayor to sign.
Seconded by: Ron Brown

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

AB 24-92 **Update on 2024 Preservation Project & 2025 LHRIP Funding** **(Update)**
No motion required. Update only.

AB 22-93 **Check Valve installation for well to storage tank water lines** **(Action Item)**
These funds will come from the DW LGIP (\$30,000) and budget line item for drinking water repair and maintenance (\$25,000).

Motion by: Jason Speer to approve the check valve installation for well storage tank water lines in the amount of \$55,015.31.
Seconded by: Ron Brown

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

AB 24-94 FEMA Storm Water Construction (West Service Way to Payette (Update)

The City Engineer summarized that this calls for regrading and a double chip seal. However, Granite gave an estimate for paving for an additional \$6,000.00. If this exceeds the available grant funding, the \$6,000 would come from the City's funds. The Council felt the \$6,000 to pave would be well spent.

AB 24-95 OEMR Idaho Energy Efficiency block grant for Geothermal (Action Item)

The Mayor asked for Council's approval to accept the OEMR Energy Efficiency block grant.

Motion by: Jason Speer to authorize the \$100,000.00 block grant with changes to the OEMR verbiage related to lighting and authorize the Mayor to sign.

Seconded by: Rachel Huckaby

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

Motion passed.

CONSENT AGENDA (Action Item)

Payment approval report through March 20, 2024.

Payroll register report for March 16, 2024.

Financials for January 2024

Approval of March 11, 2024 meeting minutes.

Motion by: Rachel Huckaby to approve the consent agenda minus the financials for January and February 2024, make changes to the minutes related to the Friends of the Library Group as discussed, and correct the allocation of the Building Inspector vs Code Enforcement salaries.

Seconded by: Jason Speer

Discussion: The Treasurer noticed that the allocations of salaries noted above were transposed. A correcting GL journal entry will be made.

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

Motion passed.

MAYOR'S REPORT

The Mayor announced that our City Attorney, Dan Goodman, will be leaving White Peterson and the new City Attorney, Jake Jones, was introduced. Jake will attend the next City Council meeting in person. April 3rd will be Dan Goodman's last day. He will be available in the interim. The Mayor expressed her thanks to Dan for his good work.

ADJOURNMENT Mayor adjourned the meeting at 7:20 pm.