



CASCADE CITY COUNCIL
Second Regular Meeting and Public Hearing
Monday, May 13, 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, Rachel Huckaby, Jason Speer, Denise Tangen
A **quorum** was present. *Note: Council member Jason Speer left the meeting at 7:24 pm.*

Present via Zoom Jake Jones-City Attorney

Staff Present Judith Nissula-Mayor, Janice Van Winkle-Clerk, Keith Latimer -Treasurer,
Brandee Nitzel-Deputy Clerk, Darryl Shephard-Building Department,
Jason Metz-Public Works.

Presenters present Jordan Zwygart of Zwygart and John CPA's

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Karen Johnson 221 Pole Cat Ridge Rd. Status of Davidson vacation request in 2023.

PUBLIC HEARING CUP-24-02 Michelle Lind Candle Shop & Store

The Mayor opened the public hearing at 6:03 pm.

Mayor Nissula asked the Council for any ex-parte. There was none. The Mayor explained to the attendees how the public hearing will be conducted.

Presentation

The Staff Report of the application was presented by P&Z Admin, Brandee Nitzel, who read the application and noticing requirements. In addition, she read into record letters received from Citizens.

Building Department concerns and applicant response were also attached and read into record. The letter outlined code requirements, including an occupant load of 9 persons max, in order to be considered for approval. The applicant responded that all requirements would be met and reflected on the final plans. Cascade Rural Fire Chief and City Engineer comments were included.

Applicant Presentation was ready by Michelle Lind.

Public Testimony

For Kayla Albert 103 W Glen (in packet)
Shelby Hallan 308 N School (in packet)
Daniel Mock 101 N Main (after packet)
Michelle Slaybaugh 410 N School (after packet)

Kate & Eddie Donica 302 N School (after packet)
Ashley & Katrin Thompson (after packet)
Jay & Marlene Claus 514 N Sawyer F43 (after packet)
James Lind of 28 Sarah Way in person
Christine Lord 40 Atkin Lane in person
Laurel Jenkins 303 N. Idaho St. #4 written comment

Neutral Candice Gregory 39 Atkin Lane written comment submitted.
Dick Carter 415 N. Hillcrest in person – would like to see more adequate signing by the city. The existing sign is not sufficient.

Opposed Brian & Brenda Harris 307 N. Idaho (in packet)
Helen Harper – 305 N Idaho (in packet)
Karen Johnson - Pole Cat Referenced 2.1 of the 2018 Comp Plan outlining business operating adjacent to or in the downtown area. Signage not present in plan for business or parking. This business is not compatible with residential areas.
Jacquie Lee 59 Badger Hollow Rd. Opposed to a storefront in a residential area. Discriminatory to impose this upon one residential area and not another.
Megan Mokhtarani 307 N School St Concerned about privacy, traffic and a change in the neighborhood as they live directly across the street.

The P&Z Admin continued to read current code related to a business in a R3 Zone.

Staff recommendations:

The applicant has met all requirements of filling for the CUP. No special conditions exist. No special USE conditions exist. Note location and nature of development are reflected in exhibit C.

The council had no further questions.

Rebuttal from Applicant

Applicant, Michelle Lind, read her rebuttal. She has been and will remain a “shop to shelf, by appointment only” business. Merchandise that is shipped is personally delivered to UPS; no trucks will deliver to shop.

Council questions:

Rachel Huckaby asked that if the stairs shown on the plan were ADA compliant?

Additional Applicant Rebuttal

Parking There will be a removable sign in the parking garage.

Open Flame None.

Store Front Packets do not reflect the final design.

Final Design Not complete until Council had a chance to review.

The Mayor closed the public hearing at 6:47 pm.

DEPARTMENT REPORTS

Airport No report available.

Bldng/Code Report given to the City Council.

- City Clerk Presented the report as it appeared in the Council packet outlining LOT funds collected, Airport lease activity, water/sewer billing shutoff notices and activity, park reservations activity, cemetery activity, and public records requests processed.
- Library Director, Maria Guest, presented her report as given to the Council summarizing “What’s New at the Library?”. Summer camp will begin soon. Construction related to the Library expansion grant will begin on May 8, 2024. Siding that exists on the side of the building under construction will be recycled for use on the front of the library. A written summary of grants, donations, and receivables that reflected \$506,745.00 in revenues and corresponding figures for expense and balance of funds was included in the packet.
- Public Works supervisor, Jason Metz, reported the broken/leaking water main that has been repaired. Trees at the cemetery were trimmed. The automated water meter project has begun. Installation of the wastewater lagoon aerators are out to bid this week and will be monitored by the City Engineer. The seasonal help started for the season. Crosswalks will be painted by Memorial Day weekend. Clean up of trees in the “ditch” along the strand are on the list of what need to be cleaned up. Fish and Game provided guidance on building a metal weir around culverts to deter beaver dam activity.
- The Mayor asked that future reports reflect the amount of water being pumped.
- Treasurer Keith Latimer reported to Council a written report from Go-Daddy that reflected the number of cyber attacks on the city that were blocked. He further reported how the City Shop expenses will be reported. LGIP interest will now be reported to the Council on a monthly basis. Caselle training for the Business License and Business Tax modules will occur on May 30, 2024.

NEW BUSINESS

AB 24-104 CUP-24-02 Michelle Lind Candle Shop & Store (Action Item)

The Mayor read existing code to the Council prior to their deliberation.

Council discussion:

Question Rachel Huckaby asked the building inspector to confirm if there is parking in the back.
 Answer Yes, there is parking in the back.

Question JS asked if Council could prohibit short term parking on the street.
 Answer Yes, it could be a condition of the shop.

Question DT is the renter separate from the garage.
 Answer The renter has no access to the garage.

Question Jason Speer asked if a filter could be put in the ventilation system.
 Answer Ventilation must meet the IBC per the building inspector.

Motion by: Rachel Huckaby to approve CUP-24-02 subject to addition conditions which are (2) residential parking in back of house and customer parking signing asking for NO parallel parking on street for business purposes.

Seconded by: Denise Tangen.

