



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

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

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

Present via Zoom Jacob Jones-City Attorney

Staff Present Janice Van Winkle-City Clerk, Keith Latimer-Treasurer, Darryl Shepard,
Brandee Nitzel-Deputy Clerk, Airport Manager-Mike Arnold

Applicant presenters Marty Meyer of YWAM, Dan Nelson of YWAM and Dave Obrien of Cascade Realty.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT There was none.

PUBLIC HEARING

YWAM ANNEX-24-01 and YWAM REZONE 24-01

Mayor Nissula notified meeting attendees of procedure and protocol for a public hearing.

Mayor Nissula opened the public hearing at 6:04 pm.

The Mayor asked the Councilors if there were any EXPARTE communications.

The Council responded: There was none.

The Staff report was read by Deputy Clerk, Brandee Nitzel. City Council had copies in their packets. The applicant/s were given copies of the Staff report on the Thursday prior to the meeting. A document titled, "Response to Agency Letters after Staff Report" was given to the City Clerk by an applicant representative on the preceding Thursday afternoon after the packets had been distributed. The same document was provided to the Council both digitally and as a hard copy. Mr. Obrien stated that it was the prepared rebuttal

Summary of Staff report:

Recommendation by City Staff to DENY ANNEX-24-01 application as indicated on page 3 of the report.
Recommendation by City Staff to DENY REZONE-24-01 application as indicated on page 3 of the report.

Council Questions for Staff:

Council Member Huckaby

- asked the deputy clerk to clarify the map, color boundary lines.

Council Member Speer

- asked the deputy clerk for clarification on the Industrial zones properties

Council Member Huckaby

- asked and another R3 zone property.

Presentation by the Applicant

Dan Nelson, YWAM staff, gave a handout of three images of erosion on their existing property that were not included in the Council packet for their review. Applicant Marty Meyer proceeded to explain about the erosion problem and a proposed, private land swap with the Russi family who is not interested in a land swap unless it is zoned the same as their property which is currently in R3. He further explained about the problem with erosion caused a dog that ventured over the edge drowned and has concerns that, if annexed, toddlers of employees could be at risk.

Applicant, Marty Meyer, presented to Council details related to their request for a rezone which included a land swap with an adjoining property zoned R3 and erosion on the County portion of his land that he is seeking annexation on. He presented images and documents to the Council that were not included in the Council packet for review prior to the meeting.

There was further information discussed that included previously claimed “land swaps” with the city but the details were not fully clear and Mayor Nissula expressed confusion over the claimed “property swap” and the Depot building and relocations. This discussion included the viability of building on land adjacent to a water course drainage.

The applicant’s real estate representative, Dave Obrien, discussed the addition of sewer and water per City and State regulations at the expense of YWAM. He further discussed options for a septic and drain field on the bench. The applicant recognizes that fire flows could be a problem which may require a well, but it is speculative.

It was agreed that there were many moving pieces that needed to be resolved prior to building.

The Mayor called for public comment:

In Favor Dave Obrien 58 Joshua Dr. Cascade, ID

Neutral None.

Opposed None.

The Mayor closed the public hearing at 6:55 pm.

NEW BUSINESS

AB 25-21 YWAM ANNEX 24-01 and REZONE 24-01 (Action Item)

The Mayor reported to the Council and wanted them to know that the application Ordinance and the Development Agreement that were included in the applicants paperwork were created by the applicant and not vetted by the City or City Attorney even though the Mayor’s and Clerk’s names were on them.

Council Discussion.

Councilor Brown asked the City building official if YWAM could build without his approval. He confirmed that they could not and further confirmed that there was nothing keeping YWAM from repairing their erosion problem now.

City Attorney, Jake Jones, reiterated to the Council how an annexation would work. Currently, the property owners have no property rights related to the City; if annexed, they do.

Motion by: Jason Speer to accept Annex 24-01 and Rezone 24-01 with the stipulation that the City has to have easement access to the property and, as a condition of Annexation, the completion of a development agreement prior to moving forward

Seconded: Ron Brown

Roll Call

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|----------------|--|
| Ron Brown | Yes |
| Reason | To clean up mistakes from the past. |
| Denise Tangen | Yes |
| Reason | To clean up boundaries and mistakes from the past. |
| Rachel Huckaby | Yes, |
| Reason | Get rid of the County island in the middle of City property. |
| Jason Speer | Yes. |
| Reason | To clean up prior annexations. |

Motion passed.

AB 25-22 2025 Liquor, Beer and Wine license renewals (Action Item)

Motion by: Rachel Huckaby to approve the attached liquor licenses for 2025 excluding Palooza until the County license for wine and beer on premises is clarified.

Seconded: Jason Speer.

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

Motion passed.

Clerk asked for clarification if the Resort City Liquor license should be held as well. The response was, yes.

AB 25-23 Resolution No. 25-04 Library Surplus (Action Item)

Motion by: Jason Speer to approve Resolution No. 25-04 for library surplus.

Seconded: Ron Brown

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

Motion passed.

AB 25-24 Resort City Coalition Dues Dec. 2024 thru Nov. 2025 (Action Item)

Motion by: Jason Speer to approve the dues for the following calendar year.
Seconded: Denise Tangen

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

Motion passed.

AB 25-25 Schedule meeting to discuss impact area with Commissioners before the end of the year. (Discussion)

No motion necessary.

CONSENT AGENDA (Action Item)

- Payment approval report through November 20, 2024
- Payroll register report.
- Financials September, 2024
- Meeting minutes for November 12, 2024.

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

Council member Speer exited the meeting at 7:29 pm.

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

Motion passed.

Council Q&A

Payment approval reports:

- Q: Rachel Huckaby about the out of balance ADMIN amount.
- A: The Treasurer explained that the sale of the police building caused the misbalance. The Treasurer had discussed with the auditor on how to report and it is reflected as the auditor asked it to be reported.
- Q: Denise Tangen asked why the ADMIN salaries were so far off.
- A: The Treasurer will look into this.

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. **The Mayor announced that there would be no Executive Session.**

ADJOURNMENT The Mayor adjourned the meeting at 7:49 pm.