



CASCADE CITY COUNCIL
FIRST REGULAR MEETING & PUBLIC HEARINGS
Monday, April 13, 2026
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, Denise Tangen, Rachel Huckaby, Jason Speer
A **quorum** was present.

Staff Present Janice Van Winkle-City Clerk, Jake Jones-City Attorney, Tabitha Hill Snapp-Rankin-City Treasurer, Darryl Shepard-Building Official, Trevor Howard-City Engineer, Code Enforcement-Shawn Dillon, Jason Metz-Public Works

Also Present Robert Cleere of CONSOR Engineering
Buddy Compher of NeighborWorks

Attendees via Zoom JUB Engineers-Sherry Freemuth

PLEDGE OF ALLEGIANCE

SAFETY TALK by Mayor Nissula calling out exits and location of fire extinguisher.

PUBLIC COMMENT

There was none.

Dan Cobb 265 3rd Street Cascade, ID 83611
Introduced himself to City Council as a potential replacement to Council Member Tangen's seat.

DEPARTMENT REPORTS

Airport

Presented by Wes Smith. There is still interest in new hangars construction.

Council Member Rachel Huckaby asked about the Airport Master Plan and if it took into consideration the water plans for runoff and available sewer infrastructure. Advisory Committee Chair, Wes Smith, explained that the airport layout plan (ALP) is dynamic as the FAA rules have changed.

The current taxiway rehabilitation is in motion; a lower bid than anticipated expenses has been received for the construction. The goal is to have the project completed by October 1, 2026.

Building Department

Written report given to Council in their packets was summarized by the Building Official.

Clarified the complaint filed with the City regarding the Claremont Apartments. There was an inspection by the CRFPD Fire Chief, Steve Hull, Building Official, Darryl Shepard, and a Sheriff's Deputy. There are several issues related to water drainage, mold, decay of lumber in bearing walls, and grading of the lot.

The Building Official was given a USDA contact as this is government subsidized housing.

City Clerk

Written report given to Council in their packets was summarized by the City Clerk.

Code Enforcement

Written report given to Council in their packets was summarized by the Code Enforcement Official.

City Engineer

Written report given to Council in their packets was summarized by the City Engineer.

The Mayor did asked for a brief description on AB 26-96 for the Strand Paving professional services agreement during this report so Council could vote on it later in the meeting.

Library

Written report given to Council in their packets was summarized by the Library Director.

Public Works

Written report given to Council in their packets was summarized by the Public Works Supervisor.

Jason Metz passed his IDPES licensing requirement. The City is now fully licensed and the Contract Operator agreement with Drake Diversified is no longer needed.

Treasurer

Written report given to Council in their packets was summarized by the Treasurer.

The Treasurer summarized fiduciary activity including the LGIP balances and interest earned. The current interest yield YTD is lower than FY 2024/2025.

The Treasurer will track labor hours related to the CBDG grant as required by grant parameters.

Strand Paving expenses and revenue for FY 2025/2026 will be moved from the GL account for Parks to the GL account for Roads and Streets to better align with budgeted projects.

Q. Council Member Rachel Huckaby – why is LOT LGIP so large?

A. Encumbered funds where the work is not complete and billed are included in to totals.

PUBLIC HEARING

SUB 26-02 Fannin Grove proposed subdivision

VAR 26-01 Fannin Grove proposed subdivision

The Mayor gave instructions as to how the Public Hearing will be managed.

The Mayor opened the Public Hearing at 6:07 pm.

The Mayor asked for any exparte participation via the Council.

The Mayor expressed exparte contact after receiving a phone call from the applicant. The Mayor explained she could not further discuss as she may be called to be part of the decision.

Engineering / Staff reports presented by JUB Engineers presented by Sherry Freemuth.

Via screen share, Sherry did a power point presentation.

The variance applied for, VAR 26-01, outlined a request for a reduction of setbacks in order for the proposed plan to work.

Each of the agency comments were addressed including the building department, staff engineer, CRFPD, and Code Enforcement.

She could not speak to the applicants claims to “affordable housing” as it is unknown how affordable it is.

Planning Engineers DO NOT recommend approval of this variance request citing that the applicant failed to prove “undue hardship” related to the granting of a variance.

Council questions Council had no questions for JUB Engineers.

Applicant presentation

Bud Compher of NeighborWorks 8255 Vic Lane in Middleton, Idaho

Fannin Grove is a small project with a simple purpose; to bring affordable housing into town that is designed with local residents in mind. Mr. Comfort further explained how his company coordinates funding education and assistance to qualified individuals. He went door to door in the neighborhood of the proposed development to seek community input.

Property-owner, Emily Erickson, presented to Council her desire to bring work force housing and something that is not a vacation rental but a mixed income housing project to the City of Cascade.

He addressed the meaning of affordability as public partnership in investing or affordable by nature (i.e. smaller dwellings) and use of non-profit banks. The price point of the proposed development is currently at \$350,000.00 and up. With non-profit financial assistance the mortgage is lowered.

Melissa Drew of NeighborWorks 462 E Shore Drive Eagle, Idaho

Melissa will assist Bud in addressing the hardships related to this project. The hardships related to their SUB 26-02 and VAR 26-01 applications are:

The affordable housing crisis and the need for Cascade to have affordable housing within walking distance.

Topography with a significant grade change.

Melissa explained that to make the proposed development work, more room is needed in the front and back. In order to do this, they would need to come to the edge of lot limits. These setback variance requests are in the written report given to the Council.

RE: Parking plan - (14) 9x20’ stalls are required. Their plan provides (7) covered garages and the variance asks for parking to be allowed in the City ROW (right of way).

There will be an HOA that residents fund to take care of maintenance.

The applicant further discussed public agency concerns; and additional agency input that was not updated on their presentation.

Council questions

Q Council Member Rachel Huckaby asked:

How are you planning to keep the stormwater on the property.

A Applicant responded:

Via a water storage tank on the property. There has been soil analysis on the property and the

Flat roofs are designed to keep snow from shedding from the roof until it melts. Once melted It will go into an underground cistern.

Q. Council Member Jason Speer asked
What are your snow load plans?

A Applicant response:
There are plans to have snow removed from roofs (hailed away).

Q Council Member Denise Tangen what will happen to the parking in the winter – it looks like it will be lost.

A Applicant response:
No.

Q Council Member Rachel Huckaby asked:
Question posed to the city building official. Do they meet fire separation requirements. The long skinny buildings; do they have enough fire separation?

A City Building Official response:
Yes.

Public Comments

For No testimony for.

Neutral No testimony for uncommitted.

Against Jerry Frisch 101 N. Hillcrest since 1994
Not enough space for parking. Water is a concern.

Angelina Haige 105 N Hillcrest
She purchased in an established, quiet neighborhood.
Hillcrest is an alley, not a road. Vehicle movement and snow removal are already difficult.
She does not feel the costs being presented are realistic.
She sees no evidence from the applicant of traffic reports/studies.
She has concerns over headlights, noise, etc.

Allysa Fine 101 N. Idaho Street
She is for more housing, but has concerns related to the density, noise, and privacy.
The neighborhood has noise issues now. Concern for snow removal and who will be accountable for hauling snow off.
How can Hillcrest hold five more driveways? She is a school bus driver and cannot imagine people even pulling out of their driveways.
She wants guarantee that they won't become STR's or Airbnb's.

Applicant Rebuttal

Melissa Drew of NeighborWorks.

We will make an effort to reiterate snow load and removal (haul off) plans.
There will be an HOA (fees charged to homeowners) who will hire out contractors.
Homebuyers will have specific requirements for primary residence and meet financial criteria to qualify for these homes.

Melissa address the question related traffic on Hillcrest.

Their traffic study shows that the road can handle traffic as is.

proposed plan shows that road improvements to Hillcrest will be required.

Bud Compher of NeighborWorks

Addressed the questions of how are water and sewer capacity would be handled.

Water and sewer does not cross property lines.

Funding is specific to the homes built and there are specific parameters. Contractors are also subsidized. These are “net-zero” ready homes.

Regarding dogs. The allotted greenspace is a requirement and can accommodate dogs.

Melissa Drew of NeighborWorks

The applicant is willing to work with the City on utility and surface upgrades.

END OF APPLICANT REBUTTAL.

The Mayor asked Council if they had any specific requests for additional information and discussion from Council.

The City Attorney alerted Council that he would recommend continuing the public hearing and public comment on any new information presented. Related to the “undue hardship” aspect of the variance request, it is intended to be a “**not visible** undue hardship”. This and other items need further clarification to help Council with their decision.

JUB Engineer, Sherry Freemuth informed Council that there was not a traffic study conducted or presented by the Applicant. She is in agreement with the City Attorney in his recommendation to Council to request a continuation of the hearing and ask for further details.

Ms. Freemuth continued to state that undue hardship has not been proven as presented by the applicant. The affordable housing situation is not to be considered a “hardship”. The topography change is also not a hardship as presented

The Mayor further discussed the City Attorney comments regarding extending the public hearing.

Q Council Member Rachel Huckaby – square footage in code is 720 sq ft of livable space.

A. Building Official Darryl Shepard – 720 sq. ft of livable space.

Applicant comment – 720 sq. ft on the main level is what City code says. Some of the units do not have 720 sq. ft.

JUB defers to the building inspector for clarification on what city code says related to square footage.

The Mayor did not close the public hearing as Council will vote to continue to a date certain.

NEW BUSINESS

AB 26-94 SUB 26-02 Fannin Grove Subdivision – Preliminary Plat (Action Item)
VAC 26-01 Fannin Grove Variance

Motion by: Rachel Huckaby to continue the public hearing to May 11, 2026 at 6pm

Seconded by: Denise Tangen

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

Motion passed.

AB 26-95 FEMA BRIC 2021 Stormwater Hazard Mitigation Study (Action Item)

Rob Cleer went over a Power Point presentation and identified where areas are undersized and where flooding occurs. Payette St. is undersized and has been re-designed. As there currently is no funding; the project has been postponed. *Copy of the presentation will be presented to the Clerk after the meeting.*

Project updates: Front St. funding will occur. Spring St. is too complex so funding has been postponed. The main focus will be on Front St.

A spreadsheet prioritizing projects by criteria and ratings was presented to Council for review including a recommendation that the City officially abandon pipe that moves at a diagonal under the USFS building (Kerby to W Mill St.)

The Council provided instructions to the City Engineer to remove the walkable pathway and plan for installation of pipe in front of EOC and listing it as a priority “5” project.

No decisions made. No motion necessary.

AB 26-96 CAS 220601 – Strand Trail Paving – ITD Local Services Agreement (Action Item)

Motion by: Rachael Huckaby to accept the \$92,000 ITD Local Services Agreement 97523 and authorize the Mayor to sign.

Seconded by: Jason Speer

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

Motion passed.

**AB 26-97 Building Official Report on Request for Outdoor Food Service Area (Action Item)
 to Include Alcohol**

No decisions made. No motion necessary.

AB 26-98 Request for \$300 in LOT Funds for Armstrong Park Paint/Stain (Action Item)

Motion by: Rachel Huckaby to approve up to \$300.00 in LOT funds to pay for paint and stain.

Seconded by: Jason Speer

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

Motion passed.

**AB 26-99 Review of DRAFT proposed addition to “Section IV, B. (Action Item)
 Compensation Policies**

The Treasurer briefly explained the DRAFT personnel policy change related to compensation policies.

The city attorney wanted to make sure that applying raises is in code and is formally stated that it is approved by the City Council. We will refine (per Mayor) and have the City Attorney vet the code.

Motion by: Denise Tangen to approve the proposed policy change.

Seconded by: Jason Speer

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

Motion passed.

AB 26-100 CUP 26-02 Morino – Decision and Reasoned Statement for Review (Action Item)

Motion by: Rachel Huckaby to approve the CUP 26-02 Decision of Reasoned Statement have authorize the Mayor to sign.

Seconded by: Jason Speer

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

Motion passed.

AB 26-101 CAS 210202 – 2021 BRIC – Stormwater Master Plan – CONSOR Inv. 18 (Action Item)

Motion by: Rachael Huckaby to approve \$13,941.50

Seconded by: Denise Tangen

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

Motion passed.

AB 26-102 CAS 220601 – Strand Trail Paving – David Evan Assoc. Pay App #4 (Action Item)

Motion by: Rachael Huckaby to approve pay app #4 for Strand Paving.

Seconded by: Denise Tangen

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

Motion passed.

AB 26-103 CAS 240701 – Rehab Taxiway A – Ardurra INV 20991 (Action Item)

Motion by: Rachel Huckaby to approve the Ardurra INV 20991 for \$27,097.16.

Seconded by: Jason Speer

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

Motion passed.

AB 26-104 CAS 246004 – CBDG Water Improvement – S&A Engineers INV 29070 (Action Item)

Motion by: Rachel Huckaby to approve the S&A Engineers INV 29070.

Seconded by: Denise Tangen

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

Motion passed.

MAYOR'S REPORT

CONSENT AGENDA (Action Item)

Payment approval/Batch reports through Wednesday, April 8, 2026

Payroll register report for PP 03/21/2026/2026 through 04/04/2026.
Meeting minutes for March 23, 2026

Motion by: Jason Speer
Seconded by: Denise Tangen

Council Q & A

Q Council Member Huckaby asked for correction the March 23rd meeting minutes.
Please mark Denise Tangen as present. Note that Rachel Huckaby attended via phone.
A The Clerk will make those changes.

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

ADJOURNMENT May Nissula adjourned the meeting at 9:25 pm.