



**CASCADE CITY COUNCIL**  
**FIRST REGULAR MEETING & PUBLIC HEARING**  
**Monday, May 11, 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, 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, Mike Arnold-Airport Mgr., Code Enforcement-Shawn Dillon, Jason Metz-Public Works, Brandee Nitzel-Deputy Clerk

**Also Present** Buddy Compher NeighborWorks  
Melissa Drew NeighborWorks

**Contract Planner via Zoom** JUB Engineers-Sherry Freemuth

**PLEDGE OF ALLEGIANCE**

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

**ANNOUNCEMENT OF AMENDMENT TO AGENDA**

**PUBLIC COMMENT**

Terry Lindenberg 3101 S. Powerline Rd. Nampa, Idaho 83986  
Treasure Valley Transit Presented her request for FY 2027 Funding

**DEPARTMENT REPORTS**

**Airport**

**Building Department**

Written report given to Council in their packets.

**City Clerk**

Written report given to Council in their packets. Council had no questions.

**Code Enforcement**

Written report given to Council in their packets. Code Official, Sean Dillon, elaborated on his written report and noted that about 40% of physical address in the city are not posted correctly and should be reported in the newsletter.

**City Engineer**

No report provided.

**Library**

Written report given to Council in their packets was summarized by the Library Director. The Library Board is currently full. Partnering with UofI Extension for indoor gardening education and folding "1000 Cranes" for World Peace Day.

## **Public Works**

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

Public Works supervisor announced that nine hundred tons of road mix was graded onto the roads and mag chloride will be applied next week.

## **Treasurer**

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

## **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 re-opened the Public Hearing at 6:15 pm.

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

A staff report was not written specifically for today. They did update their 4/13/26 Staff Report (via Power Point).

The application overview was presented. The location has not changed. A summary of activity was presented. The applicant still requires a variance.

The proof of “undue hardship” due to the width of the road remains unproven. She clarified that insufficient road width does not prove undue hardship.

The maximum lot coverage required still exceeds the 50% lot coverage requirement and is not compliant.

Additional public comment was not included in the report.

Denial of this application continues to be the recommendation to City Council by JUB Engineers.

## **Applicant Rebuttal continued....**

**Bud Compher of NeighborWorks** 8255 Vic Lane Middleton, Idaho

Recapped original report from the 4-13-26 public hearing.

New information presented:

There was new support for the development including Granite Excavation and other members of the Fannin family.

**Melissa Drew of NeighborWorks** 462 E Shore Drive Eagle, Idaho

Melissa addressed the questions that City Council had and that were reflected in the after-meeting summary.

**Hillcrest Rd.** The rear setback encroachment has been eliminated.

**Traffic** reiterated that ITD had no objections to the project.

Per the City of Cascade Transportation Plan, Hillcrest is considered a “local classified road.”

The proposal is to add (5) driveways onto Hillcrest (average of twenty vehicle trips per day).

Note: County guidelines call for 2,000 trips per day were used here as the City of Cascade transportation plan does not provide a guideline.

No structures will be in the Hillcrest right of way (ROW).

Surrounding roads: According to the MTP (Master Transportation Plan) rated Hillcrest Rd. as an “82” which is high.

Melissa asked Council if they had any questions.

Q: Council member Huckaby – the driveways look as though they are in the ROW.

A. They do plan to encroach additional concrete into the ROW. 20’ between the right of way and the start of Hillcrest Rd.

**Snow Storage** The exhibit highlights (in yellow) where snow will be for on-site storage.

Offsite snow storage – contracts solicited confirming they can supply offsite removal.

Melissa asked Council if they had any questions. There were none.

**Interior Yard setback and fire code for zero lot lines.**

The interior yard setback is no longer a concern for 3-1-8C of Cascade City Code.

The applicant did meet with CRFPD and City Building Official regarding fire rated materials on 4-6-26.

Q. Council member Huckaby – asked about the center building between the duplexes, their proximity and concern over meeting fire codes.

**Utility Sewer Plan**

NeighborWorks Boise is willing to support the City on new sewer line in this area (N. Idaho St., down W Market to Service Way) “if funding is secured.”

**Bud Compher of NeighborWorks**

**Grant Funding Opportunities**

**Melissa Drew**

Further presented Cascade standards vs their project requirements. The right of ways (ROW) contradicts the city’s requirements per their own transportation plan and that makes the case for the “undue hardship.”

Melissa asked Council if they had any questions. There were none.

Thank you from Melissa Drew and Bud Compher for allowing the supplemental presentation.

*NO copy of the supplemental Power Point presentation presented by Bud Compher or Melissa Drew of NeighborWorks was provided to the City for Council review prior to this presentation.*

**Public Comments (began at 7:03 pm)**

For Angela Rainey (maiden name Fannin)

The family has been in the area for 40 years. We never used the sewer; we used the bathroom at the laundromat. They recently moved to McCall; they are looking to help bring vibrancy to the community and supports this development.

Neutral None.

Against Angelina Haigh 105 N. Hillcrest Rd.

The front of her house is across from the five driveways.

Can the property be reasonably developed without the variances?

She respectfully asks if Council believes that this is a type of project they want?

AJ Thein 101 N. Idaho St.

Supports affordable housing but does not believe this project is affordable.

Snow storage is a concern as it is adjacent to his property and one of his structures.  
The list of supporters reflect non-cascade residents.

### **Applicant Rebuttal**

Bud Compher readdressed the snow removal and the concerns of AJ Fine. They do want to make things better no worse. They want to create a project that works for somebody. He confirms that the property cannot be developed as is and does require variances and road improvements.

Melissa Drew asked again that Council consider this as an undue hardship. If Council cannot manage to see this...what is the route for a non-profit developer to come into the City of Cascade? She further commented that denying a variance must be justified legally.

The Mayor closed the Public Hearing at 7:16 pm and went to AB 26-115 for Council's decision.

### **NEW BUSINESS**

**AB 26-115 SUB 26-02 Fannin Grove Subdivision – Preliminary Plat (Action Item)**  
**VAC 26-01 Fannin Grove Variance**

#### ***Continued Council discussion***

Jason Speer            It is not a hardship just because you (developer) cannot do what you (they) want to do.  
It is not congruous with surrounding homes.  
Snow removal and/or snow storage will be difficult.

Rachel Huckaby      It is not a hardship to put 2 or 3 homes in the space. It is a hardship to put seven homes  
as the proposed development reflects.  
She disagrees that it is "smart density" and does not believe that it is a true hardship.  
Snow removal and storage for (1) house is difficult she cannot imagine (7).

Mayor Nissula        The City of Cascade does have a development plan though NeighborWorks said that  
we do not have a planned unit development plan.  
We should be looking at how do we "square" this development with what we have  
now?

Ron Brown            Believes that the City of Cascade needs affordable housing and that we should work  
towards that.

Motion by: Rachel Huckaby to deny the SUB 26-02 Preliminary Plat and VAR 26-01 applications.  
Second by: Jason Speer

Roll Call            Yes, Rachel Huckaby  
I do not find any undue hardship.

No, Ron Brown  
We need to focus on affordable housing.

Yes, Jason Speer  
I do not find undue hardship.

Motion passed.

The Mayor believes that the denial of this SUB and VAR is not the end of the conversation. Council needs to contemplate affordable housing developments and directs Council to review the “Special Subdivision” rules in place. She thanked the applicant for giving the city the opportunity to look at the proposed project.

**AB 26-116 CAS 210201 – Main St. Sidewalk/Beacon – Granite Pay App #2** (Action Item)

Motion by: Rachel Huckaby to approve Granite Pay App #2 for \$66,392.80.

Second by: Jason Speer

Roll Call Yes, Ron Brown

Yes, Jason Speer

Yes, Rachel Huckaby

Motion passed.

**AB 26-117 CAS 240701 – Rehab Parallel Taxiway A** (Action Item)

Motion by: Rachel Huckaby to approve Ardurra INV. For \$9,675.42.

Second by: Ron Brown

Roll Call Yes, Jason Speer

Yes, Rachel Huckaby

Yes, Ron Brown

Motion passed.

**AB 26-118 CAS 240203 – FEMA Stormwater W Service Way – Consor INV 9** (Action Item)

Motion by: Rachel Huckaby to approve Consor INV 9 for \$856.94.

Second by: Jason Speer

Roll Call Yes, Rachel Huckaby

Yes, Ron Brown

Yes, Jason Speer

Motion passed.

**AB 26-119 Appointment of City Councilor to fulfill outgoing Councilor Tangen** (Action Item)

Mayor Nissula made a recommendation to appoint Dan Cobb to fulfill the remaining term of outgoing Councilor, Denise Tangen, which will expire December 31, 2027.

Motion by: Rachel Huckaby to approve the appointment of Dan Cobb as City Councilor.

Second by: Jason Speer

Roll Call Yes, Ron Brown

Yes, Jason Speer

Yes, Rachel Huckaby

Motion passed.

**AB 26-120 Review and Approval of Amended FY 24/25 Budget** (Action Item)

The Treasurer explained why the amendment to the previous fiscal year budget must be made. This will need to be approved and published for the 6-8-26 public hearing. She explained which areas must be amended and pointed them out to Council.

Motion by: Rachel Huckaby to move forward with the public hearing to amend the FY 24/25 budget.

Second by: Jason Speer

Roll Call Yes, Jason Speer

Yes, Rachel Huckaby

Yes, Ron Brown

Motion passed.

**AB 26-121 Alpine Lodge – Renewal of seasonal land lease** (Action Item)  
Motion by: Jason Speer to approve the renewal of the seasonal land lease for 2026 with corrected dates.  
Second by: Ron Brown

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

**AB 26-122 Alzar School – request confirmation of City of Cascade** (Action Item)  
**FAA Grant Assurances**

Sean Bierle of Alzar School asks the City of Cascade provide and confirm they have grant assurance/s for an Alzar project that is not on City of Cascade property. This is for wetlands improvements giving them credits for future development. Because one of the wetlands bank/s is within proximity to the airport, the FAA asks for Grant Assurances for the Alzar wetlands mitigation project grant application from the City of Cascade. Alzar has proven that the wetlands project will not create a risk to the airport or pilots as reflected in the environmental report that Alzar funded. The development of this property will create a permanent conservation area.

Councilor Rachel Huckaby asked Sean for a definition of why the City of Cascade needs to provide Grant Requirements for an Alzar project.

Councilor Huckaby would like to see the list of grant assurances that they are requesting prior to approval. She also asked for a definition of the new Idaho “active bank”?

Sean Bierle of Alzar: This is a new program to Idaho. An “active credit” can be sold or traded on the market. It is a way to recoup costs of wetlands mitigation with a reasonable profit.

Motion by: Jason Speer to approve the grant assurances related to the Alzar School project.  
Seconded by: Ron Brown

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

**AB 26-123 Airport taxiway phase II construction - Grant application approval.** (Action Item)  
The Mayor explained to Council that the City’s obligation is 2.5% or just under \$24,000.00.

Motion by: Rachel Huckaby to approve the Construction Phase grant application and authorize the Mayor to sign.  
Second by: Jason Speer

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

## **MAYOR’S REPORT**

Reminder of special meeting on 5/18/26 to review new budget.

The Strand paving will begin 6/15/26.

We are working on new water rates for upcoming fiscal year.

**CONSENT AGENDA**

(Action Item)

Payment approval/Batch reports through Wednesday, May 6, 2026  
Payroll register report for PP 04/19/2026/2026 through 05/02/2026.  
Meeting minutes for April 27, 2026

Motion by: Rachel Huckaby to approve the

Second by: Jason Speer

**Council Q & A**

No further questions.

Roll Call Yes, Jason Speer

Yes, Rachel Huckaby

Yes, Ron Brown

Motion passed.

**ADJOURNMENT** May Nissula adjourned the meeting at 8:18 pm.