

**CASCADE CITY
PLANNING & ZONING COMMISSION
Regular Meeting Minutes
Monday, May 16, 2016
Cascade City Hall**

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Vice Chairman Lori Hunter, Commissioners Ron Brown, Brandee Nitzel, and Heather Perkins were present. City Staff Sally Gossi, Building Inspector, Steve Yamamoto, Public Works Superintendent and Carrie Rushby were also present.

Vice Chairman Hunter amended the agenda to include Review and Approval of minutes from March 21st and April 16, 2016 at the end of the agenda.

NEW BUSINESS

CUP 16-02 – Amendment to CUP 11-01

ALZAR SCHOOL

1600 Airport Way

Sean Bierle is requesting approval of an amendment to CUP 11-01 to increase the number of yurts to lower the number of students per yurt and increase the student population to potentially 50 students from the originally proposed 32 students.

Public Hearing

Vice Chairman Hunter opened the public hearing, announced the item and asked for the staff report.

Vice Chairman Hunter asked if anyone had any exparte contact. There was none. She disclosed her daughter had attended the Alzar School in 2013.

Vice Chairman Hunter asked for the presentation from the applicant.

Sean Bierle gave the commission a more formalized drawing of the proposal from what they had from the pre-application meeting with Planning and Zoning the prior month. He said the school has been going very well in terms of the outcome of the students as well as the number of students. When they came before Planning and Zoning in 2011 for the initial Conditional Use Permit they anticipated expanding upwards to 32 students. Sean said as they've seen the business model work, they knew they needed a few more students for the revenue to be appropriate. In this conditional use permit we are proposing to increase the student population to 50 students. The board of director's goal is

40 students per semester, but if we acquire 42 students then we would not be going over if the amendment is approved. The additions they are asking for are more student yurts in the same location at the school. Alzar currently has 4 student yurts on the property and they would like to increase the number of yurts to 8 total. The second row of staff housing that was approved in the initial conditional use permit is intended to be built in this phase, as well as the multi-purpose building that was also approved in the initial conditional use permit that has been sited and labeled as the “Headwaters Building” or Administration Building on the diagram. All of those structures are within the 10 acres that was rezoned in 2011. Construction is intended to start this summer for those buildings previously approved. Sean said the following summer near the existing barn building on the 1 acre they intend to add a storage building/warehouse for equipment and vehicles as well as a single family residence that he and Kristin will live in on campus.

Vice Chairman Hunter asked for testimony from proponents.

Troy Huckaby, 115 Par Drive, said that he is in favor of the project. He said he had a daughter attend Alzar one of the first years it was open. He added, they’ve seen growth over the years. Troy stated it was life changing for his daughter. It was very, very positive. He said they have seen what huge amount of success they can have and they had little infrastructure at that time. Now that the infrastructure has grown, they are accommodating students so much better. He said everybody that he has talked to just wishes they could have stayed there longer and do more there. He said at least this would allow more students to attend.

Vice Chairman Hunter asked for testimony from anyone undecided.

John Allen said he is just wondering where the property line is, where is this located according to where his property is. Vice Chairman Hunter advised John that the Planning & Zoning does not have anything that actually shows the property lines. Sean and John discussed this and looked at various maps in City Hall. John stated when the property was originally sold to Osprey Meadows, in order to get that property to perk, they put a culvert in on the outside of their property – which is now Alzar that runs down to his lower property. His understanding was that whoever owns this property was to maintain the ditch and culvert. He is concerned because the culvert is leaking making the property marshy. John and Sean will work the just of this out as this is not a Planning and Zoning issue.

Vice Chairman Hunter ask for testimony from anyone opposed.
There was no one present opposing.

Vice Chairman Hunter closed the public hearing for deliberations.

Discussion ensued.

Commissioner Nitzel made a motion to recommend approval of CUP 16-02, Amendment to CUP 11-01 with the conditions from the staff report.

Commissioner Perkins seconded. Roll call vote: Commissioner Brown, yes; Commissioner Nitzel, yes; Commissioner Perkins, yes; Vice Chairman Hunter, yes. Motion approved unanimously.

Troy Huckaby – to discuss building height restrictions in City limits & Side Street at Allen’s Cascade Addition

Troy addressed the Commission and expressed his opinion as a builder regarding the building heights stated in City Code. He would like to see the building heights be increased. He wanted to confirm the setbacks with the Commission on a piece of property that he will be building on in Allens Cascade Addition, as he wasn’t certain if there was a dedicated side street or an alley to the west of the property.

REVIEW & APPROVAL OF MINUTES

Commissioner Perkins made a motion to approve the minutes from March 21, 2016; Commissioner Nitzel seconded the motion; the motion carried.

Commissioner Perkins made a motion to approve the minutes from April 18, 2016; Commissioner Nitzel seconded the motion; the motion carried.

OTHER

The Dark Sky Ordinance was briefly discussed. Carrie will send out an email to Shauna Arnold to see if she has a day available to work with the Commission on the lighting ordinance or if she would draft an ordinance for the Commission to review.

Vice Chairman Hunter advised the Commission that elections for Chairman and Vice Chairman will be held next month as Chairman Wright resigned as Chairman at the last meeting.

ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:41 pm.

Respectfully submitted,

Carrie Rushby, Deputy City Clerk

Approved:

Lori Hunter, Vice Chairman