

**CASCADE CITY  
PLANNING & ZONING COMMISSION  
Regular Meeting Minutes  
Monday, September 19, 2016  
Cascade City Hall**

**CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Chairman Lori Hunter, Vice Chairman Brandee Nitzel, Commissioners Ron Brown and Heather Perkins were present. City Staff Carrie Rushby was also present.

**REVIEW & APPROVE MINUTES**

Vice Chairman Nitzel made a motion to approve the minutes from the July 18, 2016 regular meeting; Commissioner Brown seconded the motion; the motion carried.

**NEW BUSINESS**

**CUP-16-03 Terrace Hills**

Dick Stones is requesting a Conditional Use Permit to change the current use of the Mobile Home Estate to a Recreational Vehicle Park

*Public Hearing*

Chairman Hunter introduced the application, explained the hearing procedures and opened the public hearing.

Chairman Hunter asked for the staff report. Staff presented the staff report and read aloud additional letters received this date from Mikael Bedell and Cheryl Bracht as well as Andy Wegener.

Chairman Hunter asked for the applicant's presentation.

The applicant, Dick Stones introduced himself and made the following comments:

- He is no longer pursuing this court for an RV park, he's abandoned the idea
- He agrees with the letters in opposition.
- March of 2009 he inherited this "failing" court. It was not an investment, he did not purchase this.
- There were abandoned trailers on this site. The City of Cascade told him to tear down the condemned trailers. It took several years to do this, but he got it done and cleaned it up.
- Last year he met with Carrie, the Mayor and Cynda. Said it was suggested to turn it back into a mobile home court. He advertised it but

had no responses. He thought it would have been an answer to affordable housing.

- The only two people that showed interest in moving into the park owned Recreational vehicles.
- Idaho Power saw him fixing the property up and offered to come in and put in all new pedestals at no cost to him.
- He is considering “tiny homes”, although the current minimum square footage for a manufactured home or stick built house is 720 square feet.

Chairman Hunter asked for proponents. There were none.

Chairman Hunter asked for uncommitted. There were none.

Chairman Hunter asked for opponents. Since the application was withdrawn, the audience didn't see a point in opposing.

Chairman Hunter asked if anyone in the audience that would like to be on record and make it part of the permanent file. She advised that even though Mr. Stones withdrew his application, there still needs to be a vote on accepting his withdraw.

Nancy Hennings, 409 Patterson, made the following comments:

- Mr. Stones has a lot of research to do should he pursue his new CUP.
- Meeting in the middle is a nice thought, but this is about addressing ordinances and considering the disregard he has had for current City ordinances.
- She has concerns with road maintenance, snow plowing in the winter, fire protection services, snow storage, and how the area is set up with water & sewer.
- This was not meant to be a short term rental area.

Mandy Victorino, 517 W. Pine, made the following comments:

- She is not opposed to it being Mobile Home Estate.
- Her discrepancy is with a conditional use permit to changing it to a recreational vehicle park. It would increase traffic in her neighborhood, increase noise pollution. Feels the neighborhood's high density is enough. She would appreciate that it stays as a residential neighborhood.

Mark Abendroth, 409 Patterson, made the following comments:

- The streets cannot tolerate the increased traffic.
- Needs significant improvements to the road that's a private drive turning into this off of Patterson.
- Not certain the tiny home concept is the best idea for this area.

Karen Johnson, 221 Pole Cat Ridge, made the following comments:

- Cascade needs more permanent housing.

Chairman Hunter asked the applicant if he would like to rebuttal. Mr. Stones said:

- He's getting bids on the road into the property off of Spring Street.
- Would like to have permanent homes.
- Would like to have something nice that works and is affordable.

Chairman Hunter closed the public hearing and moved on to deliberations.

Vice Chairman Nitzel made a motion to withdraw application 16-03; Commissioner Brown seconded the motion; the motion carried. Commissioner Perkins, yes; Vice Chairman Nitzel, yes; Commissioner Brown, yes; Chairman Hunter, yes.

## **OTHER**

### **Lighting Ordinance Workshop**

Chairman Hunter advised tonight is a workshop because we were asked to go forward with a public hearing. We are using the model from the Valley County Lighting Ordinance but will make the changes as needed to fit the City.

Planning and Zoning will hold a public hearing on this and hear comments from the public then it will be passed on to City Council for their public hearing and make an Ordinance.

Comments and suggestions were made. Carrie will make the changes and have it ready for a public hearing, potentially next month.

## **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 8:05 pm.

Respectfully submitted,

---

Carrie Rushby, Deputy City Clerk

Approved:

---

Lori Hunter, Chairman