

**CASCADE CITY
PLANNING & ZONING COMMISSION
Regular Meeting Minutes
Monday, October 17, 2016
Cascade City Hall**

CALL TO ORDER, ROLL CALL and INTRODUCTION OF NEW COMMISSION MEMBER

The meeting was called to order by Chairman Lori Hunter. Commissioners Ron Brown and Heather Perkins were present. Vice Chairman Brandee Nitzel was absent. Chairman Hunter introduced Adam Mapp as the new Commissioner. City Staff Steve Yamamoto, Public Work Superintendent and Carrie Rushby were also present.

REVIEW & APPROVE MINUTES

Commissioner Mapp made a motion to approve the minutes from the September 19, 2016 regular meeting with corrections; Commissioner Brown seconded the motion; the motion carried.

NEW BUSINESS

VAC-16-1

Blome - Application for Vacation of Public Right of Way/Easement
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.

Chairman Hunter asked for the applicant's presentation.

Karolyn Plehal introduced herself as a realtor, representing the applicants, the Blome's, made the following comments:

- The Blome's own the two properties in Lake Ridge Subdivision.
- There is a water pipeline easement that goes through Lake Ridge subdivision that was given to the City for the use of water in 1951 from the Pat Allen Family. States it is no longer used for water.
- States the water is now supplied in the road all along Duffers so there is no need for a waterline/pipeline at this point of time.

- It has already been interrupted several times through the subdivisions, i.e. Country Club Estates, and even across the street at Milt Walker's property.
- Wishes she would have provided a topo map of the property as it would have helped everyone to understand that the building site for this lot, as the lot faces the lake and its front row. The lot itself has a gorgeous building area at the top and then drops off. The pipeline goes right through the building site.
- On the plat it allows for utility easements along the inside boundary lines of every property in the subdivision, so even if the easement was vacated there will always be opportunity to run water down the lot lines.
- Feels by vacating the waterline/pipeline easement it will increase the City's tax base because sometime there will be a really beautiful home here, as the lot is currently for sale.

Chairman Hunter asked for uncommitted.

Jim Zemlicka, 290 Fairview Lane, Lake Ridge Subdivision, made the following comments:

- As he understands it this was a water conveyance system and it supplied the City way back when. Says it was since vacated and is not being used.
- It does cut across the property and that has been the nemesis in selling any of the properties because of the easement.
- This is an asbestos cement pipe and is no longer viable for water transport. It does supply a chase under the roadway.
- A pipe can be placed inside the pipe which would go under the road so it can be done without disturbing the road however, the road is "shot".
- The City needs more homeowners to lower the tax base.
- Concerned if a person builds a house over the easement or close to it without the vacation of the waterline/pipeline.
- The pipe itself is no longer a viable pipe.
- The City has a public right of way down every property line in the subdivision.
- Encourages the City to vacate the easement.

Chairman Hunter asked for opponents.

Steve Yamamoto, City Superintendent of Public Works, made the following comments:

- He doesn't necessarily oppose, but his recommendation is to keep the line.
- The pipeline is a sleeve and will be used as a sleeve. It would not be a distribution line as it is an old 8" AC line.

- His suggestion is to hang on to it instead of vacating or abandoning as a sleeve so if they were to run water down the line they wouldn't have to tear up any lots.

Karolyn Plehal jumped in for the rebuttal. She stated the current owner is part of the original development. It's not that they bought that specific lot to resell it. She's just trying to clean things up.

Chairman Hunter closed the public hearing to move on to deliberations.

Chairman Hunter said she understand that a person can ask for a variance, but questioned if they could ask for a variance from an easement.

Steve said part of Milt Walker's patio runs over the top of the old line. Since Milt was tied into the old water line, when he was tied into the new line in Duffers, they used the old line as a sleeve instead of tearing up his property.

Commissioner Mapp asked the applicant if she had any idea how much tax revenue the City would be receiving by vacating the waterline and allowing this property to be sold and houses to be built on it.

Karolyn replied by saying right now it's being taxed as a bare lot/s. Uncertain how it's valued. Homes in this neighborhood, even with a tax exemption are paying between \$4,000-\$5000.00/year in taxes.

Karolyn showed Chairman Hunter and the Commissioners where the property in question is from the map on the wall. The question was asked if the property below was to be developed, where the 300 feet would come in to connect to water. Steve answered by saying this is why his recommendation was to keep the line so that it could be sleeved to service the lower lots.

Chairman Hunter said her thought is to go with Steve because this is his knowledge base and once you vacate something it's gone.

Chairman Hunter opened the public hearing once again as there were a few more questions.

Commissioner Brown asked if the line is vacated and the property below is developed, is it possible to follow a property line between lots to serve the property.

Steve said, he has not seen the maps, however it may be done. Steve said he is not a big fan of vacating lines, as this may potentially open it up for more vacation requests.

Chairman Hunter closed the public hearing for deliberations.

Commissioner Mapp made a motion to recommend approval of Blome Vacation of the pipeline easement VAC 16-01. Roll call vote: Commission Brown, yes; Commissioner Perkins, no; Commissioner Mapp, yes; Chairman Hunter, yes. The motion was carried to approve and move this on to City Council.

OTHER

Lighting Ordinance Workshop

After going through the Outdoor Lighting chapter and making corrections, it was decided to hold the public hearing on the lighting Ordinance on December 19, 2016.

Comprehensive Plan Discussion

It was decided finalize the comprehensive plan and to hold the public hearing after the Lighting Ordinance public hearing is completed.

ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:46 pm.

Respectfully submitted,

Carrie Rushby, Deputy City Clerk

Approved:

Lori Hunter, Chairman