



**CASCADE CITY
PLANNING & ZONING COMMISSION
Special Meeting Minutes
Tuesday, February 28, 2017
Cascade City Hall**

CALL TO ORDER AND ROLL CALL

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

NEW BUSINESS

VAC-17-01

Applicant: Tangen

A Request to vacate a portion of Country Club Estates

Lots 1-16 to including Putters Lane and a portion of Birdie Drive

Public Hearing

Chairman Hunter introduced the application, explained the procedures for the public hearing then opened up the public hearing.

Chairman Hunter asked Carrie for the staff report. Carrie read the staff report.

Chairman Hunter asked the applicants if they would state their names and address and if they would like to give a presentation or add to what was said in the staff report.

Denise Tangen introduced herself and her husband Jeff. They reside at 150 Current Drive, McCall.

Denise added the following comments:

- Asking for a vacation of part of Birdie Drive.
- Properties around there do have access from another area.
- They would like to hook up to City sewer but there are still some questions as far as easements to get to the sewer so they would like approval for a septic if they cannot connect.

Chairman Hunter asked if there was anyone present that was in favor.

Dave O'Brien, 58 Joshua Drive, made the following comments:

- He has been the listing broker on this property for quite a while.
- Stated the applicant's proposal seems to make the most sense for this property versus leaving in the sixteen lots.

Chairman Hunter asked if there was anyone present that is un-opposed.

Chairman Hunter asked if there was anyone present that is opposed.

Jeff Victorino, 517 W. Pine, had a question:

- He thinks their property barely touches this property.
- They are 3 years new to the area so they are still learning.
- Not sure how they are affected, if at all?

Chairman Hunter asked if there were any others that would like to speak.

Bill Heathman, 105 Bogie Drive, had a question:

- Where will the applicants take Birdie Drive from?

Chairman Hunter asked the applicants to respond.

Denise Tangen replied that they would like to take the road at the line between lots 16 and 17.

Jon Remaklus, 106 Bogie Drive, would like to address the following:

- His house sits on lot 18 and he owns lot 17 as well.
- States the property pin for lot 17 is in the middle of the City road, Birdie Drive.
- He is concerned he will lose property as the road is improved.

Jeff Victorino, still lost on how his property would be affected since the public hearing sign was close to his property.

Carrie responded to Jeff Victorino:

- Due to the snow there were not a lot of areas in which to post the signs.
- Wanted to notify as many people that adjoin the property that were mailed letters to encourage them to come to the hearing if they had any concerns or questions.
- There is another public hearing sign at Bogie & Birdie.

Jeff Tangen responded to Jeff Victorino:

- There is a ten foot easement for sanitary sewer across Steve Landers' property that would be to the south of him (Jeff).
- There is a thirty foot roadway easement that Steve is currently using.

Dave O'Brien's comments:

- Regarding the road easement, the road comes down from Birdie Drive and then the sewer easement lines then go to the north through Landers' property.

Denise Tangen, applicant, wanted to add to her application/presentation:

- There is a creek going down through lots 1-6 that is a designated wetland.

Dave O'Brien:

- Putter's Lane basically wanders in and out of the creek bottom.

Chairman Hunter asked if there were any more questions for the applicants.

Commissioner Mapp:

- Is the City is going to create the cul-de-sac.

Commissioner Perkins:

- To her knowledge it was created back in the 1960's but never developed. There is no actual Putters Lane.

Chairman Hunter asked the applicants and staff if they were aware of any Idaho Power easements through this property.

Jeff (applicant):

- He had spoken with Paul Marshall with Idaho Power and he said that if there is any easements that they would vacate them when the lots are combined through the county.

Jeff Victorino:

- Not clear if they are going to end up with a through street in front of his place.

Jeff (applicant):

- The through street would not be from them. The easement is only sewer.
- The road easement would be past Jon's house off of Bogie.

Commissioner Brown questioned if the location of the house is within 400 feet to the fire hydrant. The applicants confirmed that it is.

Jeff (applicant):

- Wants to clarify the confusion of the cul-de-sac.
- The one that is platted is adjoining Putters & Birdie, which is designated wetlands.
- The City engineer recommended a cul-de-sac at the termination of Birdie; however they came up with an approved alternative for emergency vehicle turn around. There should be plenty of room for it if they can get the portion of Birdie vacated.

Chairman Hunter closed the public hearing for deliberations among the Commission.

Commissioner Brown indicated:

- He didn't see anything other than making certain to survey before putting in a road as to not take any property away from lot 17.

Chairman Hunter stated:

- She has been back in the property and that it is pretty wet down at the bottom.
- She understands that how the property is platted does not make any logical sense when it comes to building homes.
- It would be nice for the taxes to have a house built in that area and have some use going on.
- Is concerned about giving away any future access to the southern portion (parcel 125).
- Would hate to limit future access into the ten acres property to the south to just one access off of Bogie, as eventually it may be developed into multiple home sites.
- Would like to see connection, not dead end roads.
- Would tend to lean toward vacating Putters Lane but not that much of Birdie Drive.
- Would be nice to see access to the southern property from the south of lot 15 on Birdie Drive and not up by lot 16 or lot 17.

Commissioner Mapp had another question for the applicants.

Chairman Hunter re-opened the public hearing for the question as well as to give others in the audience a chance to speak that were not present earlier.

Commissioner Mapp asked the applicant to show him the designated area for the “alternate hammer head” on the plat. Jeff Tangen drew the specific area in mind to Commissioner Mapp’s satisfaction. Jeff then showed the rest of the commissioners as well.

Chairman Hunter asked the commissioners if they had any additional questions for the applicants. The Commissioners did not.

Chairman Hunter asked the audience if they had any further comments.

Jon Remaklus, 106 Bogie Drive, made the following comments:

- He lives right on the corner where the applicant would turn to go to Birdie.
- After 51 years in the house he said his family would be glad to see the road abandoned just because it’s never been used for anything.

With no further comments or questions, Chairman Hunter closed the public hearing again.

Chairman Hunter said she would suggest that the commission make a condition of approval that the applicants have a letter from Idaho Power to give to City Council because once it’s platted the Assessors won’t ask about Idaho Power easements.

Chairman Hunter said they are asking for is a big thing, to vacate two roads and combine all the lots, but on the other hand, the land has just been sitting there all these years. It won’t be built on in the current configuration.

Commissioner Brown stated he didn’t have a problem with it.

Commissioner Perkins said it makes sense.

Commissioner Mapp stated if it’s been this way since 1960 and it hasn’t changed he’s of the mind that maybe we should give it a go.

Chairman Hunter said the only thing that concerns her is potentially blocking future access. But she is unsure of the topography.

With no further discussion, Commissioner Mapp made a motion to recommend approval of Vacation17-01, of lots 1-16 in Country Club Estates including Putters Lane and a portion of Birdie Drive with the conditions set by the Fire department, City Engineer and that a letter be received from Idaho Power

stating if there are any easements in the property to be vacated prior to forwarding to City Council. Commissioner Perkins seconded the motion.

Roll call vote: Ron Brown, yes; Heather Perkins, yes; Adam Mapp, yes, Lori Hunter, yes. Motion approved.

This application will go before City Council the last meeting in March.

ADJOURNMENT

Hearing no further business, the meeting was adjourned at 6:58 pm.

Respectfully submitted,

Carrie Rushby, Deputy City Clerk

Approved:

Lori Hunter, Chairman