



CASCADE CITY
PLANNING & ZONING COMMISSION
Regular Meeting Minutes
Tuesday, February 19, 2019
Cascade City Hall

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chairman Lori Hunter. Commission Members present were: Heather Perkins, and Candice White. Quorum present.

Adam Mapp and Ron Brown were excused.

City Staff Carrie Rushby and Bill Nichols, Attorney with White Peterson was also present.

REVIEW & APPROVE MINUTES – ACTION ITEM

- January 22, 2019

Commissioner White made a motion to table the minutes for January 22, 2019 to the next regular meeting. Commissioner Perkins seconded the motion. The motion carried.

NEW BUSINESS – ACTION ITEMS

On behalf of Cascade River LLC, A Team Land Consultants submitted application for annexation, rezone, planned unit development and preliminary plat for the proposed Cascade River Ranch Subdivision. The subject property is located generally on the east side of Highway 55, adjacent to the Payette River. This phase of the development contains 121.17 acres and is identified as tax parcel number RP14N04E310605. This is a proposed mixed-use development is proposed with 7.47 acres of commercial use, 13.7 acres of Multifamily uses, 36.2 acres of single-family use, and 34.4 acres of open space. *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 Commission members if there was any ex-parte or conflicts of interest. There were none.

Chairman Hunter had a question about the process with this subdivision since this is the first subdivision in the City in a while and is the first subdivision with this commission. Since this subdivision has phases, she would like to clarify the process.

Attorney Bill Nichols, responded. "It is my understanding of your process, is that the Commission makes recommendations only. The final plats go in front of the Council. The purpose of the final plat application process is to confirm that the subdivision has been built in accordance with the approved preliminary plat. So, it's not really a second bite of the apple, it's more of a confirmation that the conditions have been fulfilled. The developer can't sell any lots until the final plat has been approved and recorded." The engineers review the plat and so forth. The commission's job "in terms of the question as it relates to phasing, if there is a phasing plan that you recommend, the applicant gets to address that. The public gets to address this all again in front of the City Council, so it's a double process because the commission makes a recommendation not a final decision. Chairman Hunter wanted to clarify with Mr. Nichols that once the commission makes a recommendation it does not come back to the commission that it is completely on the City Council to finish it. Mr. Nichols replied, it's not unheard of to have matters remanded back to the planning commission for review. Typically, that involves substantial changes to the development proposed. For example, as a result from some of the testimony heard today, the developer chooses to make some changes in the application that can come back to the commission."

Chairman Hunter offered the applicant the opportunity to talk about the proposal.

Steve Arnold, with A-Team Land Consultants, 1785 Whisper Cove, Boise, ID 83709, stated, Carrie gave the broad overview, I'm going to give you some of the vision and then I will answer some of the questions that came up. As a blanket statement, over all the jurisdictions that have reviewed this, Fire, DEQ, Central District Health, Army Corp of Engineers, FEMA, etc. our plan is to comply with all the conditions of approval that they set forth, including the City engineer, Horrocks Engineering. He added, some of the basic rules that you have to play by as a developer is, if you are undertaking sewer and water you have to go through a process with DEQ to ensure that there is no additional pollution or discharge into water ways or ground water, noise or different pollutants that they have jurisdiction over. Mr. Arnold showed the first phase of the development on the map which includes multi-family, single family lots, townhome lots along with the commercial. In working with the City engineer, the sewer capacity is in question. By DEQ standards they won't release a building permit or release a lot from sanitary restrictions unless we provided

central sewer and water. Just by their codes, whatever capacity you in have the sewer, we cannot exceed that capacity. We will have to get a will-serve letter from the city engineer that says there is sewer and water capacity. Whatever that number is we will work with the City and the City engineer to make sure the capacity isn't exceeded.

Mr. Arnold stated they have had preliminary meetings with the Army Corps of Engineers, they have verbally accepted their delineation of the wetlands. He said they hope to have a formal delineation approval from them in the next couple of weeks.

Mr. Arnold showed the pathways throughout the development, located in common lots. He said they will be maintained and operated by the HOA for the subdivision and open to the public. They do have pathways along the river and along a portion of Highway 55.

Mr. Arnold also addressed:

- All the roads are intended to be public. They will be built to public street standards.
- As requested by Mr. Little, to the south they are reserving a right-of-way corridor that could be utilized as a roadway.
- The Commercial will utilize shared driveways.
- There is a proposed alley for the townhome lots.
- The parking they are proposing is a minimum of two spaces per unit.
- Areas for snow storage were shown.
- The main amenity for the subdivision is enhanced wetlands and pathways that will be open to the public.
- There are five phases in the subdivision.
- A pocket park is proposed in a future phase.
- They will be acting as a design review board internally to the subdivision. Idea is to build continuity into the buildings that go in - the single family, commercial and the multi-family.
- Currently they do not have a tenant for the commercial, envisioning it will be one the last things to be developed in this area.

- Multi-family will most likely be the first to be developed as it can be more affordable than buying a single-family home.
- The architectural style or idea: Exposed timber and beams to try to give it more of a rustic feel. Architectural controls will be written into the CCR's which will govern what can and can't be built. The color palette will be earth tones.
- There will be separate CCR's for the Commercial, the Multi-family component, and one for the single-family component.
- The roads are going to be public.
- The private drive aisles for the commercial will be maintained and plowed by the commercial association.
- There will be 64 multi-family lots. This allows each building to be owned by a resident and have the ability to rent the other three units as these will be fourplexes.
- The fourplex buildings will be a pinwheel design so each side of building will have its own entrance with a sidewalk.
- 18-24 plex units will have a "typical garden style walk-up" – a little bit higher density. These will be approximately 20 units per acres and 15 units per acre. "Looking at approximately 300 multi-family units".
- Have several site constraints – one being wetlands. Said they have been working with the Army Corps of Engineers. Said as much as you see (pointing to the development) we will only be impacting approximately one acre, and trying to get it down to less than one acre then it is a quicker permitting process. At one acre it is still a standard 404 permit process. Feels this design will be approved. Might be some slight tweakings. Preliminary meetings with Army Corp of Engineers have been very positive. Impacts are fairly minimal with a project of 121 acres with 30 acres of wetlands on it.
- The flood plain is one of the larger constraints. Some areas will receive one foot of fill where other areas will get about two feet of fill. All of the fill will come from the ponds that will be created.
- The wetlands and the floodplain, as it creates a challenge for the developer, it also creates quite a bit of opportunity for the subdivision to utilize as amenities. There are approximately five miles of pathways throughout that will not be fenced off to the public. The pond will also be a nice amenity for both the multi-family and the cottage lots.

Mr. Arnold asked if there were any questions that he did not cover that the commission needs to be addressed. Chairman Hunter asked about curbs, sidewalks. Mr. Arnold said there will be no curbs or sidewalks. There will be a 22-foot road for the locals with no curb, gutters or sidewalks. There will be two twelve-foot lanes with an attached bike lane and barrow ditches. There will not be any curbs, gutters or sidewalks throughout the whole project.

Chairman Hunter asked how many bedrooms will be in the multi-family (pin-wheel) homes. Mr. Arnold replied typically they are two-bedroom/two-bath. In the 24-plex we do mixes, from a one-bedroom/one-bath up to three-bedroom/two-bath. He said they will do a market study prior to starting the phase. He said they have to comply with ADA. He believes one in every thirty some units there has to be one ADA compliant. He reiterated that they will comply with all ADA regulations.

Attorney Bill Nichols asked Mr. Arnold if the individually owned four-plexes are going to have one single water/sewer service or individually metered for each unit. Mr. Arnold said they would typically be a single service and a flat fee. In some jurisdictions they are individually metered. He said he would comply with whatever the city would like. It's typically easier to do a single service. Mr. Nichols added, that's great as long as they don't condominiumize.

The landscaping was briefly discussed.

Chairman Hunter asked Mr. Arnold, "with this many multi-families, you're looking at retired or some young adult workers, but you're going to have some young children and nowhere have you considered adding a playground?" Mr. Arnold said no, on other multi-family projects they have worked on they have not had a lot of usage of them, but if it is the direction of the commission tonight, I could knock out one of the buildings and add a playground. Dog parks are more utilized than playgrounds he added and that is something he can do or enhance somewhere in the wetland area.

Chairman Hunter clarified the process for testifying as a proponent, uncommitted or opposed. She advised the applicant will get a chance to respond to the comments heard tonight.

Chairman Hunter opened it up for anyone that would like to testify as a proponent.

Julie Crosby, 180 Fairview Lane, Cascade. "Just for comments or consideration by the Planning and Zoning Committee, my primary concern or question is the decision-making process that you all are going to be using to determine the recommended allocation of connections for sewer and water." "And I just had a question for Mr. Arnold, when you were saying the multi-family units were up to 300 residents." "Did I hear that right?" "and is that in the first phase?" Chairman Hunter advised Ms. Crosby that Mr. Arnold cannot answer that right

now. Ms. Crosby said she was asking “because the current capacity for the city is far under some of the numbers that have been thrown out tonight”. “She is curious as to how the planning and zoning commission is going to determine the allocations to this particular project because you can’t use or put all your eggs in one basket.” “The other question I had for planning and zoning for their consideration is, are deed restrictions going to be taken into consideration or used as a tool to minimize on going second home purchases of properties so that the City does has forward progress and affordable housing for the local community or the full-time residents.”

Rob Terry, 1068 Cabarton Road, Cascade. Supports the project as a whole. He feels the tax base is really important for the City of Cascade. Speaking as a pilot and a chairman of the Cascade Airport Advisory Committee he strongly supports the idea of an avigation easement for this project so there won’t be future problems with noise and the close proximity to the airport. General departure when flying to the north they fly over the subdivision.

Mr. Terry continued, in the some of the material written by Horrocks Engineers, they spoke of the capacity of the water system. He could speak to common knowledge as the former mayor for the supply of water. At the south end of the lake there are three wells. Currently we are using about half of what we are permitted to use, so the capacity potential is there. The sewer potential with aeration of the lagoons would be able to handle the whole subdivision, but right now we do not have aeration and it is really a matter for the lagoon engineer, Scheiss and Associates as to what the City can handle immediately.

Mr. Terry closed by saying, he’d like to see the avigation easement placed on the final plat and as many documents that people can see so they are well aware of it and the close proximity to the airport.

Karolyn Plehal, Box 662, Cascade, states she likes the concept too, but has some questions also. How will the water quality in the ponds be maintained? Will it have flow through capabilities or will it have aeration? Like the pinwheels, will the land be purchased by an individual who will then build the building to the same specs the developer has? Or will the developer build the buildings and then sell to an individual who will then rent to the four people?

Hearing no further testimony, Chairman Hunter asked if there was anyone present that is uncommitted or undecided.

Leonard Long, 250 3rd Street, Cascade. He thanked Mr. Arnold for coming before the group. Mr. Long has a concern of the community, it’s not necessarily for the development but it is because we have a toxic algae problem over in the lake. Mr. Long said we have hundreds of septage leach fields in the lake front areas. Mr. Long said years ago South Lake Sewer District was going to get together with the City and improve the sewage treatment facility and that fell

through. He said that it seems now is a good opportunity for the developer, Mr. Arnold, the City and South Lake Sewer to get together and have a meeting and see if it is possible to join forces to upgrade the sewage treatment facility that we have. He recommends that there's at a discussion that takes place. It could potentially reduce the cost of connection fees for his development as well as South Lake Sewage's.

Kristin Meyer, 212 E. Spring Street, Cascade, said she is looking at the guidance from the Cascade Comprehensive Plan about natural resources and quoted the following:

- Objectives: That new developments are planned and designed to recognize and minimize impacts to the Cascade area's environmental and scenic resources.
- Explore a cluster development option in order to preserve wildlife habitat, streams, wetland, and scenic vistas.
- Development proposals in and adjacent to the Payette River floodplain should include an assessment of impacts on environmental and hydrologic function of the river and wildlife habitat.

Ms. Meyer said there are more of those kinds of concerns in the comprehensive plan about open space and accessibility for a walkable community. She said she didn't hear any discussion about wildlife corridors and access to them so their habitats aren't fragmented. Would like to hear more discussion on that.

Mark Echeverria, 208 N. Main Street, Cascade, had the following comments:

- Would like to know if there is any assurance for both the City and the County that they won't be accruing additional taxes because of this development and that the developers and owners will cover all charges for improvement of sewer, power, snow plowing, etc. Just basically an assurance that our taxes won't be going up because of this.

Keith Wilson, 511 Skyline Drive, Cascade, had the following comments:

- Infrastructure – sewer capacity, utilities
- With a development this size, what is the school capacity
- Cable and internet companies, can they handle this capacity as well.

Larry Murphy, 11389 Lloyd Court, Cascade, had the following comment:

- He hasn't heard how this will affect the rural district that is just on the other side of this.

- He noticed only one way in and one way out of the development. He said there are two inlets and outlets in the phases. He'd like to hear a lot more.

Hearing no further testimony, Chairman Hunter asked if there was anyone present that is opposed.

Kelly Sellars, 11353 Thunder City Road, Cascade, is very new to the area. Said if she and her husband had known this development was happening, they probably would not have bought there. She said they are definitely opposed.

She has the following concerns:

- Would like access to the letters on who has concerns
- School impact
- Emergency services and additional staff
- Air quality

Rachel Smith, 17 One Eleven Way, Cascade. She understands the need for housing in the community. She feels it is good that the Davis family is trying to help with this. Said her biggest concern is the location of the subdivision. The Strand, the greenbelt along the river, is one of the biggest assets in the community as well as the Crown Point railroad trail. Another concern is snow being pushed into the wetlands—could be an environmental issue. Is there a concern of the subdivision putting up a gate if the HOA gets tired of the locals going through the subdivision?

John Powell, 1902 Gold Dust Road, Cascade, said he objects mainly for the same reasons that Rachel mentioned. Also has concerns about the character of the community and the agricultural character in the area. In large part that's what many of us enjoy. Feels it would be a mistake to put a bunch of houses out there in that location.

Lindsey Cummins, 11365 Lloyd Court, Cascade. Her family moved to the area recently. She said she has a home office and feel this subdivision would destroy her view from her property. Probably would not have purchased the property had they known.

Ryan Cummins, 11365 Lloyd Court, Cascade, reiterates what his wife said, they probably would not have bought the property had they known. Other concerns are:

- Will this affect our property values?

- What assurances does he have that people's animals aren't going to bug his?
- Light quality – enjoys the dark sky. Doesn't feel he will have that now.

Olin Balch, 514 Sawyer Street, P31, Cascade has a question about the infrastructure being brought to the property. Also, back in 2007 he said there was a major flood associated with a dam going out and the gates had to be opened. We had 7,000 cubic feet per second coming down the river. The water quickly rose up within a foot from the top of walkway. It was slowly seeping into Leisure Time. It was a change of about 8 or 9 feet. Is this so well designed that it could accommodate this potential?

Jim Zemlicka, PO Box 958, Cascade, this could be a big boom for Cascade or the biggest mistake. He would like to know how long the comment period is open to the public. Feels it should be brought to a bigger consideration or input. How the town changes is up to us.

Kim Odell, 11375 Lloyd Court, Cascade, said she likes seeing Davis' cows. Said she is not against Cascade growing, but also has concerns for the EMTS, deputies, snow removal, etc. Feels the density is too high for this area.

Karen Balch, 514 Sawyer, P31, Cascade, has a number of questions and concerns.

- She would like to see another opportunity where the citizens of Cascade can comment on this proposal.
- Said, there is a pond against the river that we have had a lot of trouble with.
- She feels this proposal is recreating the city, as it is doubling the city. She feels the impact hasn't been covered very well.
- Does the Army Corp of Engineer have a comment period?
- Concerning the river, has the Idaho Fish & Game been consulted on all potential impacts?
- Where is the water coming from for the ponds?
- Where does the sewage go?
- Concerned about the domino effect.
- Feels there are too many unanswered questions.

With no further testimony, Chairman Hunter asked the applicant if they would like to rebuttal.

Steve Arnold, said he would start out with the neutral and in favor:

- Regarding the taxes, and where the money is coming from to build this subdivision. The money is entirely privately funded. The streets, the roads, the sewer, infrastructure, etc. will be installed at the developer's expense. As will the maintenance of the pathways, the open or common areas, the maintenance of the subdivision of a whole. He advised that he prepared a financial fiscal analysis that shows as a positive of the tax base/tax revenue that goes to the City. This shouldn't be a reason to approve he said, this was a requirement based on the subdivision process.
- Regarding the questions about sewer, they are planning a lift station (showed location on the plat) which will pump into an existing pressure line that is out in Highway 55, as will the potable water be extended to the subdivision. He said somewhere down the road, with the growth, they may have to put another potable water system to fight fire. This would be born by the developer, at the developer's sole expense.
- Another issued that was brought up was an Avigation easement. Mr. Arnold said they would certainly be willing to add this to the final plat.
- Regarding the entrance, to potentially mitigate, Mr. Arnold said he can work with ITD and do secondary emergency access.
- We will be paying sewer and water fees to hook into the system, which will help to make improvements to the sewer.
- Regarding snow removal, if they use the wetlands, it would have to be approved by Army Corp of Engineers with a 404 permit. If they can't use the wetlands, they have 30 feet of barrow ditches that they can put the snow in.
- We are not proposing septic or wells so we will not be increasing any of the algae.
- There will be public access out to the river with parking for people that live outside of the subdivision. There will be pathways connecting throughout.
- Regarding taxes – we are generating taxes we're not asking that the city build us any infrastructure.

- Regarding the pond water concerns – Because the ground water is so high out there, when we dig down 15 feet the natural ground water will fill it. They also have a water right and an existing well that we use for irrigation out there that would supplement and help keep water moving. They also put aerators in them. As long as you keep the water moving you don't get algae.
- Lighting was a concern. Said this is a common concern in mountainous areas. The way to avoid light pollution, which they are willing to do as a condition, put in the CCRs and self-regulate is low intensity lighting. We face it down to minimize impact. He said we can make it a condition of approval and they will implement it through their subdivision.
- He understands with growth, people get used to individualizing land, the openness and open space. The Davis family has owned this property for several generations. They have a vision for the property of what they want to see and try to compliment the land with. This was carefully laid out to minimize impacts to wetlands and wildlife.
- The last to address is the cable and bandwidth. With more growth this will fix itself. The more users you get, the more the providers will try to improve this.

Chairman Hunter asked Mr. Arnold about streetlights and if they were planned.

Mr. Arnold said they were opposing streetlights. If it is the direction of the commission that they are installed, he would highly suggest low wattage.

Another question from Chairman Hunter, rivers are not always static, they are always moving, always eating into the bank. You spoke about the flood plain itself, but with the property going up to the flood way, are you planning on retaining walls on some of the properties in the future? Do you have any concerns about the water shifting and eating away at the bank? Mr. Arnold said the intent was to keep the lots deep enough so that over a period of time that if there are those adjustments in the river bank that it doesn't affect any structure. The other thing they would do is put in greater setbacks along the river such that structures won't be unimpacted. Chairman Hunter asked what the setback would be? Mr. Arnold replied 50 feet from the flood way.

Chairman Hunter asked what type of material will be used to create the pathways throughout the open space. Mr. Arnold said what they have done in the past is they would use a compacted type gravel surface or other sources approved by the Army Corps of Engineers.

Commissioner Perkins asked Mr. Arnold about the impact on the school. Mr. Arnold said typically with multi-family across the board when it comes to sewer, water, public infrastructure, fire, police, multi-family is the least impact on city infrastructure.

Chairman Hunter asked legal staff, since there are four applications, can planning and zoning make a recommendation on part of that tonight and hold off on the rest or do we need to make it one? Can I close the public hearing, go into discussion and re-open it at a future date? She wants to make sure they do everything legal.

Mr. Nichols replied by saying typically it's best to resolve all of the issues at once so the recommendation goes to city council all at once. Once you make a recommendation then you're required to move that one forward. Most communities, not all, but most, prefer to see everything at once. In some communities, somebody will come forward with an annexation and zoning. If you can't see what is going to be built on the new zone, then it has a lot of questions. Again, most communities want to see it as a package and have it move forward as a package. From the development community, he thinks they also like to know this is what they have planned for the property, they'd like to know where the issues are for the whole thing. There are different standards with regard to each one. This process is typically called a quasi-judicial process—where you have to weigh the testimony, exhibits, documents, and so forth that is put before you and make a decision. While that is true, annexation is one of the few things in this state, that so far, the courts say is a legislative decision for the council to make. So, the annexation is that keystone piece. They have to have the annexation before any of the other things fall into place.

Councils can deny annexations for reasons that may not be as good as what they have to on others. For example, on the zone change, PUD, subdivision, there is a specific state statute that says if council were to deny those are required to give a reason for the denial and tell the developer what, if anything, they can do to obtain approval. This does not apply to annexations.

Typically, it is all done in one but you can do it in pieces or parts. Mr. Nichol's recommendation and preference, is you address everything together. If there are some things you want to see additional, you can continue the public hearing and you can limit what comes back before you to those specific things you want addressed so the applicant has a chance to come back with that and the public can address those things only. It would not be open to everything.

Whatever your decision, everything goes to city council.

Chairman Hunter closed the public hearing for discussion @ 7:56pm.

Chairman Hunter said to her, this is a big one, it's not just adding a couple of additional homes. This is a big subdivision over multiple years. This isn't going

to just pop up overnight. She said she feels for the people adjoining this and their views but at the same time, Davis' or Cascade River LLC owns this property and you don't own your view. She knows Cascade needs housing. This will definitely change how things look as you drive into Cascade. Chairman Hunter said she would have liked to have seen more information from the fire department and from public works. City staff advised that Steve Hull has asked for help from the State Fire Marshall and he is waiting on his comments. Chairman Hunter said she does have some thoughts on conditions of approval if it goes that way.

Commissioner White said Cascade is desperately in need of housing. When building, you're going to impact someone's views. We have to have growth to change.

Suggested conditions of approval from Chairman Hunter:

1. All the final plats will include mention of the avigation easement and any easements, i.e. water, access to neighbors, need to be shown on the plat.
2. Storm water management plan.
3. Pathways are to remain open to the public.
4. Maximum of one wood burning stove/device per lot to help with air quality.
5. Should be night sky compliant (as part of their CCRs).
6. Ponds – use algae mitigation equipment

Attorney Nichols asked Chairman Hunter if the commission wants to consider whether there ought to be any restrictions on short term rentals within the mixed development. Chairman Hunter replied that she thought the state said you can't. They put some restrictions out there she said. Mr. Nichols responded by saying, "residentially zoned property short term rentals are considered residential uses." He continued; it does not mean that on the annexation piece that you can't ask for some restrictions on short term rentals. If you were to say a complete ban on short term rentals, I would say that was ill-advised, but whether there could be some number in between and it can even be addressed differently for the single-family lots then you would with the multi-family lots.

Chairman Hunter said there was mention of deed restrictions from the audience. Mr. Nichols said deed restrictions are a different issue that incorporates a whole lot of things. This is probably beyond the scope of planning and zoning.

A member of the audience asked about the process as this is new to him.

Chairman Hunter explained the steps of the process by saying: we took public comment, we, as in the planning and zoning commission makes a recommendation to City Council. City Council will have another public hearing. She advised whether they recommend yay or nay there will still be another public hearing.

City Staff asked Mr. Nichols if the commission goes through each individual application and makes a recommendation on each one. He said yes, each application stands on its own even though they are brought together.

Chairman Hunter asked for thoughts from the commission.

Commissioner Perkins would like to break the application down.

Chairman Hunter said, the first question should be, “Do we want to annex this property into the City?”

City staff asked if they give it a zone designation tonight? If they do, can it be changed?

Mr. Nichols said each application requests something specific, so you address each application and what is requested. So, on the annexation, they requested to annex on the 121 acres. Do you recommend or not for that application? Then the application for zoning will say how many acres zoned this and that. Clarified it’s a PUD. Question, should it be zoned mixed use – yes or no that is the recommendation. Then the planned unit development goes into more specifics on how the parcels are divided up and used. On the subdivision side it breaks it down further and into five different phases. Any recommended conditions of approval, he suggests, should be in the PUD application and in the Subdivision application.

Commissioner Perkins said she feels it should be broken down. Can we make a motion on each one? Mr. Nichols again advised yes and suggested they start with the annexation first.

Commissioner White made a recommendation to approve application ANNEX 19-01. Commissioner Perkins seconded the motion. Roll call vote: LH yes, HP yes, CW yes. The motion carried.

Chairman Hunter feels the zone, which is the next up for recommendation, is a bit tricky as it is wrapped up with the PUD.

Mr. Nichols said this is typically why these things at the council level would be considered as a package so it doesn’t become a multi-family farm. It’s typically together so that the plat and specific uses are noted in the PUD.

Chairman Hunter asked if they can hold over the public hearing or forward it on to City Council as there are still questions that need to be answered. Discussion held. Chairman Hunter asked Mr. Nichols if the hearing can be continued for more information. Mr. Nichols recommended reopening the public hearing and continuing it to a date certain with the specific questions that you want answered and who you want to answer them. If they give a written report it gives the applicant a chance to address the written report.

Chairman Hunter reopened the public hearing.

Commissioner Perkins made a motion to re-open the public hearing on March 4, 2019 for Cascade River LLC, ANNEX-19-01, ZON-19-01, PUD-19-01, SUB-19-01. Commissioner White seconded the motion.

Commissioner Perkins amended her motion to reopen the public hearing on March 4, 2019 for Cascade River LLC, ZON-19-01, PUD-19-01, SUB-19-01. Commissioner White amended the seconded. Roll call vote: LH, yes; HP, yes; CW, yes.

Commissioner Perkins made a motion to limit the topics at the next public hearing to public works and the fire department and Fire Marshall to get their input. Commissioner White seconded the motion. Roll call vote: LH, yes; HP, yes; CW, yes.

ADJOURNMENT

Hearing no further business, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

Carrie Rushby, Deputy Clerk

Approved:

Lori Hunter, Chairman