

**Staff Report**  
**Cascade River Ranch**  
**ANNEX-19-01, ZON-19-01, PUD-19-01, SUB-19-01**

Staff: Carrie Rushby  
Public Hearing: February 19, 2019  
Applicant: Steve Arnold, A-Team Land Development & Real Estate  
Owner: Cascade River LLC  
Location: North-east of Highway 55, adjacent to the Payette River  
Size of Site: 121.17 acres  
Existing Zone: Mixed Use (MU)  
Proposed Use: Mixed Use Subdivision

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This is a proposed mixed-use development with 7.47 acres of commercial use, 13.7 acres of multi-family use, 36.2 acres of single-family use, and 34.4 acres of open space.

**FINDINGS**

1. A pre-application meeting was held on November 1, 2018 at Cascade City Hall. The applicants were present as well as the land developer, city staff and representatives from ITD, Horrocks Engineering, City Public Works and Cascade Rural Fire.
2. The application was submitted on January 22, 2019.
3. Notice was published in the Star News on January 31, 2019 & February 7, 2019. Agencies and property owners and were noticed by letter on February 4 & 5, 2019. The site was posted on February 11, 2019.

**STAFF COMMENTS:**

- 1) A few neighbors of the adjoining properties came in to City Hall to further review the file.
- 2) Staff received a letter from adjacent land owner David Little of Little Enterprises, LLLP who states he is in favor of the development with a couple of comments for consideration:

- a. Preservation of easements for future connectivity of city services, roads and utilities (water, sewer, power) to the adjacent lands from the proposed development.
  - b. If the subdivision streets are going to be public roads having them connect to neighboring lands will enhance future neighborhood connectivity.
  - c. Ensure water drainage is preserved so we don't run into future issues.
- 3) Staff received a phone call from adjacent property owner Lawana Stevens. Mrs. Stevens concerns are:
  - a. Their property being annexed into the City, as their property is currently receiving an ag exemption and they generally have a few cows on their property.
  - b. Has concerns with the size of the development, as she said there are a few other subdivisions in the area that aren't being utilized. Doesn't want to see this happen.
- 4) Staff received a letter from Central District Health on February 7<sup>th</sup> stating:
  - a. After written approval from appropriate entities are submitted, we can approve this proposal for central sewage.
  - b. The central sewage and central water plans must be submitted to and approved by the Idaho Department of Environmental Quality.
  - c. Run-off is not to create a mosquito breeding problem.
  - d. Subdivision application and engineering report is required by CDHD.
- 5) Staff received a letter from Trevor Howard, Project Engineer, Horrocks Engineering, on February 11, 2019 stating he recommends approval of the preliminary plat satisfactorily addressing the following comments:
  - a. In order for the City to provide adequate services, the applicant shall submit a more detailed phasing plan to indicate the number and type of lots in each phase and estimate construction timeline for each phase.
  - b. Clearly indicate if it's the applicant's intent to connect to City water & sewer services.
  - c. Verify that water system connected to River Ranch Development can provide adequate fire flows by use of a water model.
  - d. Enhance the appeal and value of the development by ensuring that the bike/pedestrian path network is fully connected. Some or all of the roadways may need shared use shoulders, sidewalk, or separated paths to provide a fully connected bike/pedestrian network.
  - e. Clearly indicate if it is the applicant's intent to retain ownership and maintenance of the roadways or have the City accept ownership and maintenance of the roadways. All roadways and intersections shall be designed to accommodate emergency vehicles, e.g. fire truck. All dead-end roadways shall have a hammerhead or cul-de-sac designed to accommodate emergency vehicles.

- f. Applicant shall provide a copy of the final grading plan approved by FEMA prior to approval of Final Plat.
  - g. Applicant shall provide a copy of the US Army Corps of Engineers permit for the final grading plan prior to approval of the Final Plat.
  - h. Provide a comprehensive Stormwater Management Plan prepared by an Engineer licensed in the State of Idaho that describes the basin characteristics, conveyance system, Erosion and Sediment Control measures, and Operation and Maintenance of the Stormwater Management System.
  - i. The Stormwater Management System shall be designed so that post-development stormwater runoff leaving the development area is no larger than pre-development runoff leaving the development area.
  - j. Applicant shall obtain an approved ITD permit for all approaches to Highway 55 prior to approval of the Final Plat.
- 6) Staff received a letter from Aaron Scheff, Regional Administrator, Department of Environmental Quality on February 14<sup>th</sup>, with the following comments:
- a. While DEQ would support annexation of this subdivision, we would like the County to ensure the wastewater, drinking water and storm water facilities have the capacity to serve this new development. Additionally, we ask the Cascade Planning & Zoning to strongly consider setbacks if and when this subdivision is platted.
  - b. There is information provided on each of the following, offered as general comments to use as appropriate:
    - i. Air Quality – Please review IDAPA 58.01.01 for all rules on Air Quality
    - ii. Wastewater and Recycled Water –
      - 1. DEQ recommends verifying that there is adequate sewer to serve this project prior to approval.
      - 2. Review IDAPA 58.01.16 and IDAPA 58.01.17 rules regarding wastewater and recycled water to determine whether this or future projects will require separate permits as well.
      - 3. All projects for construction or modification of wastewater systems require preconstruction approval.
      - 4. DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible.
    - iii. Drinking Water
      - 1. DEQ recommends verifying that there is adequate water to serve this project prior to approval.
      - 2. Review IDAPA 58.01.08 regarding public drinking water systems.
      - 3. All projects for construction or modification of public drinking water systems require preconstruction approval.

4. DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system.
- iv. Surface Water
    1. A DEQ short-term activity exemption from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water.
    2. Contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System Permit.
    3. If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices to assist in the protection of Idaho's water resources.
  - v. Hazardous Waste & Ground Water Contamination
    1. The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated.
    2. No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site.
  - vi. Water Quality Standards
    1. Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters.
    2. Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04.
  - vii. Ground Water Contamination.
    1. DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11).

Mr. Scheff closed by saying they look forward to working you in a proactive manner to address potential environmental impacts that may be within our regulatory authority.

- 7) Staff received a letter from Eric Gerke, Project Manager, Regulatory Division of the U.S. Army Corps of Engineers. They have reviewed the applications for Cascade River Ranch and have the following comments:
  - As proposed, the project will likely be processed under a Standard Permit (Individual Permit), since proposed development activities will require filling in Wetland A, and the majority of Wetland B and C. Activities as described will exceed impact thresholds for any Nationwide Permit. As such, the United States Army Corps of Engineers (USACE) will require as part of our permit process that a full range of development and design alternatives be considered.

- The USACE will be issuing an Approved Jurisdictional Determination for the updated wetland delineation report in the next couple of weeks for this parcel of land.
- The USACE has concerns regarding this development in respect to the recent FEMA floodplain mapping. We have forwarded your public notice and requested that a review of this action from the Idaho Department of Water Resources, State Floodplain Coordinator.

8) Sally Gossi, City Building Inspector, had the following comments:

a) Americans with Disabilities (ADA) standards will be required for all new construction such as:

- Accessible routes
- Accessible entrances
- Accessible parking spaces
- Playground and picnic areas.

9) Letter received from Steven Hull, Cascade Rural Fire Protection District with the following comments:

- a) All roads shall be built to City of Cascade standards or Section 503.2 IFC 2015.
- b) All dead-end road and cul-de-sac shall meet the requirements in IFC Appendix D Figure D103.1 (attached).
- c) Fire flow for buildings shall meet the requirements in IFC (Appendix B) attached.
- d) Fire hydrant location shall meet the requirements in IFC Appendix C (attached).

#### **Additional Questions from Staff:**

- Who will maintain the amenities, i.e. Gazebo, picnic area, paths and plaza?
- Will the public be able to use the paths?
- What type of Commercial are you proposing? Will it compete with the downtown corridor?
- What is the Base Flood Elevation?
- Will each site have elevated building pads or be placed by developer?
- Will you be doing work below high water line?
- Are there any plans to assist in sewer pond improvements?
- What will the depth of the pond be? Do you have water rights?
- Will you be pre-paying SAF fees for sewer and water or will each lot pay for their own hook-ups?
- Will the roads be paved?
- Will there be curbs, driveways and sidewalks?

**Conditions of Approval:**

- 1) Certify sewer and water capacity is available for the complete build out.
- 2) An avigation easement is required prior to Final Plat.
- 3) Must have approval from the Cascade Rural Fire Protection District prior to issuance of any building permits.
- 4) Must have all permits required from DEQ, Army Corps of Engineers, FEMA, and any other permits required.

**Attachments:**

- Application along with maps
- Emails from CDH, David Little, Horrocks Engineering and DEQ and Army Corps of Engineers, Steven Hull, Fire Chief