

105 S. Main  
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Cascade, ID 83611



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**DATE:** May 3, 2019  
**TO:** Steve Arnold, A-Team  
**FROM:** City of Cascade  
**SUBJECT:** **Cascade River Ranch Applications Submittal: City Comments**

The City of Cascade has reviewed the A-Team's Submittal of applications for Annexation, Rezone, Preliminary Plat and Planned Unit Development. The following comments must be addressed by the developer prior to P&Z Commission review:

### **COMMENTS SPECIFIC TO NARRATIVE**

#### **Summary Section**

1. Please specify how the development is consistent with the City's Comprehensive Plan.
2. Please detail the amenities as told in the narrative. What amenities specifically, what percentage does this cover within the development, who will maintain the amenities, and any other details that will be relevant to P&Z making a determination.
3. Per CCC 3-2-6-C-3(a, b, e): Provide colored rendering to show architectural style and design, materials and colors, and garbage areas. City is also requesting architectural footprint and dimensions of multi-family units, and detail image of proposed open fencing.
4. Per CCC 3-2-6-C-6: Show area(s) for storage of recreational vehicles (specifically for multi-family units, alley-load units and cottage lots).
5. Per CCC 3-2-6-C-7 and CCC 3-1-12-A-7(j): Correct required parking space counts for multi-family lots to reflect the required two (2) spaces per living unit, plus one (1) additional space for every three (3) dwelling units.

#### **Access to State Hwy 55 Section**

1. Preliminary Plat and PUD acceptance will be subject to ITD's approval and issuance of a new access permit.
2. Complete Traffic Impact Study to include commercial uses as per ITD condition in 2/20/19 letter.
3. Narrative indicates roadways will be public, however City has indicated that discussion at Pre-Application meeting determined roadways would be private. Conditions may be negotiated between the City and the Developer; therefore, final determination of roadways will be a condition of plat approval and shall be included as a Development Agreement item. In the interest of moving the plat forward, the following comments apply:

- a. Per Cascade Rural Fire Protection District, all roads whether private or public shall be built to City of Cascade Standards, therefore roadways will be dimensioned and constructed as per CCC 3-2-4-A, CCC 3-2-4-C/D, and Section 3.2.2 Functional Classification of the Comprehensive Plan.
- b. Please revisit lengths of cul-de-sacs at D Street and both K Place roadways (Phase 3 and Phase 5). Variance and/or Special Fire Approval will be required.
- c. At the time of issuance of these City Comments, Fire Marshall/Cascade Rural Fire Protection had indicated that additional comments of the Agency would be forthcoming; additional comments will need to be considered and/or addressed for approval of plat.

#### **Annexation and Rezone Section**

1. City will require commercial and residential zones to be split: C-Zone along the highway frontage/entry of commercial lots (Lots 7-10 Block 1, Lots 1-4 Block 2); with R-3 Zone in the remainder of the development (including four commercial lots adjacent to the pond).

#### **Design Considerations Section**

1. As per comments received from Army Corps of Engineers (USACE), please provide the 404(b)(1) Analysis Report provided to the Corps for City review and deliberation with USACE.
2. Approval of any development within the floodplain/way and wetlands will be conditional upon final Army Corp review and approval and will be subject to their stipulations and permitting.
3. Provide evidence that the pond fill excavated is sufficient to both raise the entirety of the building area of the development, and that that calculations and fill area will avoid impact to properties up-and down-stream.

#### **Flood Prone Areas, and Wetland Avoidance Section**

1. Approval of Preliminary Plat and Planned Unit Development is conditional upon FEMA review and approval of removing lots out of the floodplain.
2. Please provide Army Corp of Engineers approval of wetland delineation and development within the area.
3. Given the special development area, City will require inclusion of an Erosion and Sediment Control Plan with CDs.
4. Per State Flood Coordinator correspondence, the development is subject to Title 44 of the Code of Federal Regulations State Statute 60.3 and NFIP regulations which require that a BFE (Base Flood Elevation) prior to approval. City requires that any area of the plat that does not have an approved and established BFE obtain a BFE and submit it as a condition of approval. Requirements as per the correspondence received from the State Flood Coordinator will be a condition of approval prior to start of construction.

#### **Utilities, Irrigation, Storm Drainage, and Snow Storage Section**

1. Please provide documentation that the existing well capacity, along with pond capacity, will be sufficient to service the whole development with irrigation.

#### **Amenities and Open Space Section**

1. Parks, common area, roadways and pedestrian pathways will be required to be maintained by the Homeowners Association; review of CC&Rs and HOA Articles for inclusion of these items will be a condition of Final Plat approval.
2. City will require minimum of 25% open space.

### **Impact Statement Section**

1. Per CCC 3-2-6-E-1(a-d): Please provide a report identifying all public services that will be provided to the development, estimates of the cost of the public services to provide adequate service to the development, and suggested means of financing the services if the estimated cost for services is not offset by the tax revenue received from the development.
2. See Item #40c: Consider adding a stub road at end of D Street for future connectivity to Thunder City Road.

### **Vision Statement**

1. City will require regular upkeep and maintenance of landscaping for units that become second homes; stipulations need to be included in CC&Rs for upkeep of the home while owners are not in town.
2. Stakeholders would like to be involved in monument sign; please provide samples for comment. All signage must align with City Code and must be approved by ITD.

### **COMMENTS SPECIFIC TO INDIVIDUAL APPLICATIONS & PLAT**

#### **Rezone Application**

1. Provide separate meets and bounds descriptions for the (two) 2 separate zones (C and R3). Descriptions must be certified.

#### **Land Use Application**

1. Is unsigned; please submit fully signed application.

#### **Preliminary Plat & Application**

1. Submit an estimated phasing and construction timeline(s).
2. Submit an 8 ½" x 11" - 300-scale drawing of the proposed subdivision showing only the street names and lots.
3. Proposed street names must be provided for Preliminary Plat approval. Street names must be shown on both item #2 above as well as full-sized Plat.
4. Provide list of names and addresses of all property owners with 300-feet of the property lines.
5. Item 10b: Clearly indicate if the Application is requesting roads to be public or private. Please make note of Item #3 of "Access to State Hwy 55 Section" (above, page 1) regarding roadways.
6. If roadways are determined to be private show and label with unique line type cross access easements for the City to access utilities and water meters, etc.
7. Item 11b: City shall require minimum of 15' wide PU easements.
8. Revisit hydrant locations in cottage lot area to ensure distances, locations and quantities are per Code.
9. Correct Lot Sizes: (those standards which are not based on existing Code shall be acknowledged and entered into within the Development Agreement. Allowances are subject to change pending City's receipt of architectural plans and review of footprint/dimensions)
  - a. 18-Plex lot required to be minimum of 30,000 s.f. per Code;
  - b. 24-Plex lot required to be a minimum of 39,000 s.f. per Code;
  - c. Fourplex lot required to be a minimum of 9,000 s.f. per Code;
  - d. Single family lot required to be a minimum of 5,000 s.f. per Code;
  - e. **Minimum Lot Width** - front and rear - for lots shall be no less than 35' wide (some alley load lots shown are as narrow as 13' which renders the lots unbuildable, even given the depth of the lots). The Fire Marshall has additional comments forthcoming which may modify the minimum lot width - as soon as the City is in receipt of this letter City will notify developer.
  - f. Corner alley-load lots shall be a minimum of 40' wide to allow for unobstructed vision triangle.

- g. All alley-load and cottage lots shall be of a depth to allow for a minimum 20' deep driveway for each unit to comfortably park a vehicle on the lot, outside of the garage, and not encroach into the right-of-way/drive aisle.
10. Snow removal lots (Lot 23 Block 2, Lots 18 & 40 Block 7) shall be landscaped for usable recreation area during the non-snow months.
11. Label the Park with Pond on Block 3 with a Lot #. Indicate in NOTES that the HOA will maintain the park.
12. Item 16: Setbacks shall be a minimum as shown on redlines of plat.
  - a. Riverfront Setbacks: 75' from the high-water mark
13. Note #2: Show all easement lines on all lots with dimensions; include line type in Legend.
14. Note #3: Setbacks will not be in accordance with the standards of the City; the Application is requesting variances from standard setbacks. Setbacks shall be listed as per redlines on the plat and as dictated in the Development Agreement.
15. Note #4: Add "...which will be served by private wells contained within the subdivision and maintained by the HOA."
16. Note #5: Please identify/label on the plat specific locations of the stormwater retention.
17. Identify what "GLO" lines are in Legend; use a unique line type for the GLO.
18. Identify pedestrian pathways in Legend.
19. Identify phase lines in Legend.
20. Remove all items from Legend that are not represented in plat.
21. Identify large black circular items at park at river's edge in Phase 3 (gazebos?).
22. Show high water mark line with a unique line type. Ensure it shows in relation to lot lines at Lots 7-15, Block 3, Phase 3.
23. Ensure hydrants and lamp posts are appropriately located (reference Phase 3 cul-de-sac).
24. Darken font showing Block numbers.
25. End B Street with a stub on the northern side of D Street; there seems no reason to extend B Street to a cul-de-sac with no adjacent improvements.
26. Label amenities on plat as listed at SITE DETAILS.
27. Show both sides of Fourplex building footprint on Lot 18, Block 6.
28. What roadway does the 100' ROW Street Section reflect? Label street sections.
29. Roadway sections need to show infiltration.
30. Show roadway dimensions on plat including dimensions of cul-de-sac to meet Code.
31. Separate roadway sections for each road type should be represented on plat.
32. Show bicycle/pedestrian path on roadways as detailed in Narrative; roadway section should illustrate dimension for the path(s).
33. How will Lots 7 and 8, Block 1 be accessed?
34. How will Lots 7 and 8 access utilities?
35. How will J Place be accessed by roadway?
36. How will Lot 4 Block 6 get access?
37. How will Lot 4 Block 6 access utilities?
38. Add roadway access to B Place.
39. Add roadway access to E Place.
40. Per State Fire Marshall:
  - a. Add secondary access to multi-family - Apartments - Block 1
  - b. Add secondary access to multi-family - 4-Plexes - Block 5
  - c. Add secondary emergency access for entirety of development. Recommendation at east end of A Drive and/or extension of cul-de-sac L Place through abutting property.
41. Though not required per Code, City requests submittal of the following:
  - a. Recorded Warranty Deed for the subject property.



- b. All record survey data utilized for the design of the plat, including accretion survey.
  - c. Due to the scale and scope of development, developer and City may need to hold an Open House as a condition of approval of preliminary plat, dependent upon outcome of May 20, 2019 Public Hearing.
42. Due to the many concerns about the river bank, as provided in written comments by relative agencies including the USACE, DEQ and Fish & Game, as well as the City of Cascade, Developer will be required to plant vegetation (approved by DEQ and Fish & Game) along the equivalent of 40% of the total river lot frontage during construction of Phase 1 of development; this will be listed as an item in the Development Agreement.
  43. City will require a Pre-Construction meeting BEFORE construction begins.
  44. Entire submittal package (inclusive of all four (4) applications) are subject to comments and requirements from all applicable agency jurisdictions as well as the City Engineer comments in letter dated March 7, 2019. All preliminary comments are attached hereto as **Exhibit A**.
  45. Rezone, Preliminary Plat and Planned Unit Development approval is subject to comments and requirements contained in this document.
  46. Preliminary Plat and Planned Unit Development approval is subject to successful execution of a Development Agreement.

Please be aware that this may not be an exhaustive list of all items the City may require to be addressed for Approval of Preliminary Plat and Planned Unit Development. The scale and scope of the development, in addition to the constraints of the site, call for an increased level of scrutiny and therefore more items may be discovered and/or identified as needed as a result of new information provided. Don't hesitate to reach out with questions as we realize this list is extensive.

Once you've addressed all comments, please resubmit three (3) full size sets, one electronic set in reduced PDF format, and one reduced-size (8 ½ x 11) set to the City. **Please submit all items together, and not separately.** All items will need to be addressed in order to proceed to Planning & Zoning Commission for consideration.

**Important note:** in order to be heard by P&Z Commission at the May 20, 2019 Hearing, complete package must be received by City of Cascade by 5:00 p.m. on Friday, May 10, 2019. This will allow time for City review, and for Staff to prepare the Staff Report for the P&Z Commissioners.

Thank you.



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS  
BOISE REGULATORY OFFICE  
720 EAST PARK BOULEVARD, SUITE 245  
BOISE, IDAHO 83712-7757

February 13, 2019

Regulatory Division

SUBJECT: NWW-2019-0103-B03, Cascade River Ranch, Mixed  
Residential/Commercial Development, North Fork Payette River

Ms. Carrie Rushby  
City Clerk/Planning and Zoning Administrator  
City of Cascade  
PO Box 649  
Cascade, Idaho 83611

Dear Ms. Rushby:

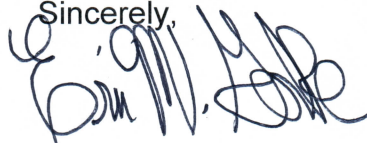
We have reviewed the City of Cascade Agency Notification for Public Hearing for ANNEX-19-01, ZON-1901, PUD-19-01, SUB-19-01, Cascade River Ranch. After reviewing the 2007 and updated 2018 Wetland Delineation Reports prepared for the subject parcel of land. As proposed, the project will likely be processed 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. This would require that the Applicant to prepare a 404(b)(1) Analysis Report for the USACE. The basis of the 404(b)(1) Analysis Report is to avoid wetland impacts as part of the initial planning and design process. The 404 (b)(1) end result is to identify the Least Environmental Damaging Alternative (LEDPA). Please refer to 33 CFR 332.1.

The USACE will be issuing an Approved Jurisdictional Determination (AJD) for the updated wetland delineation report in the next couple of weeks for this parcel of land. We will provide a copy of the Approved Jurisdictional Determination for your administrative record.

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.

If you have questions or need additional information about our preliminary comments associated with this action, you can contact me at 208-433-4462, by mail at the address in the letterhead, or email at [eric.m.gerke@usace.army.mil](mailto:eric.m.gerke@usace.army.mil). For informational purposes, a copy of this letter will be sent to: Mr. Aaron Golart with the Idaho Department of Water Resources; Mr. Cass Jones with the Idaho Department of Water Resources; Ms. Maureen O'Shea with the Idaho Department of Water Resources; Mr. Dean Johnson with the Idaho Department of Lands; Ms. Julia Achabal with the Idaho Department of Environmental Quality; Mr. Bill Bosworth with the Idaho Department of Fish and Game; Mr. Bob Kibler with the United States Fish and Wildlife Service; Ms. Charissa Bujak with the Environmental Protection Agency; Mr. Joe Guenther of T-O Engineers; and, Mr. Dave Sterling of T-O Engineers.

Sincerely,

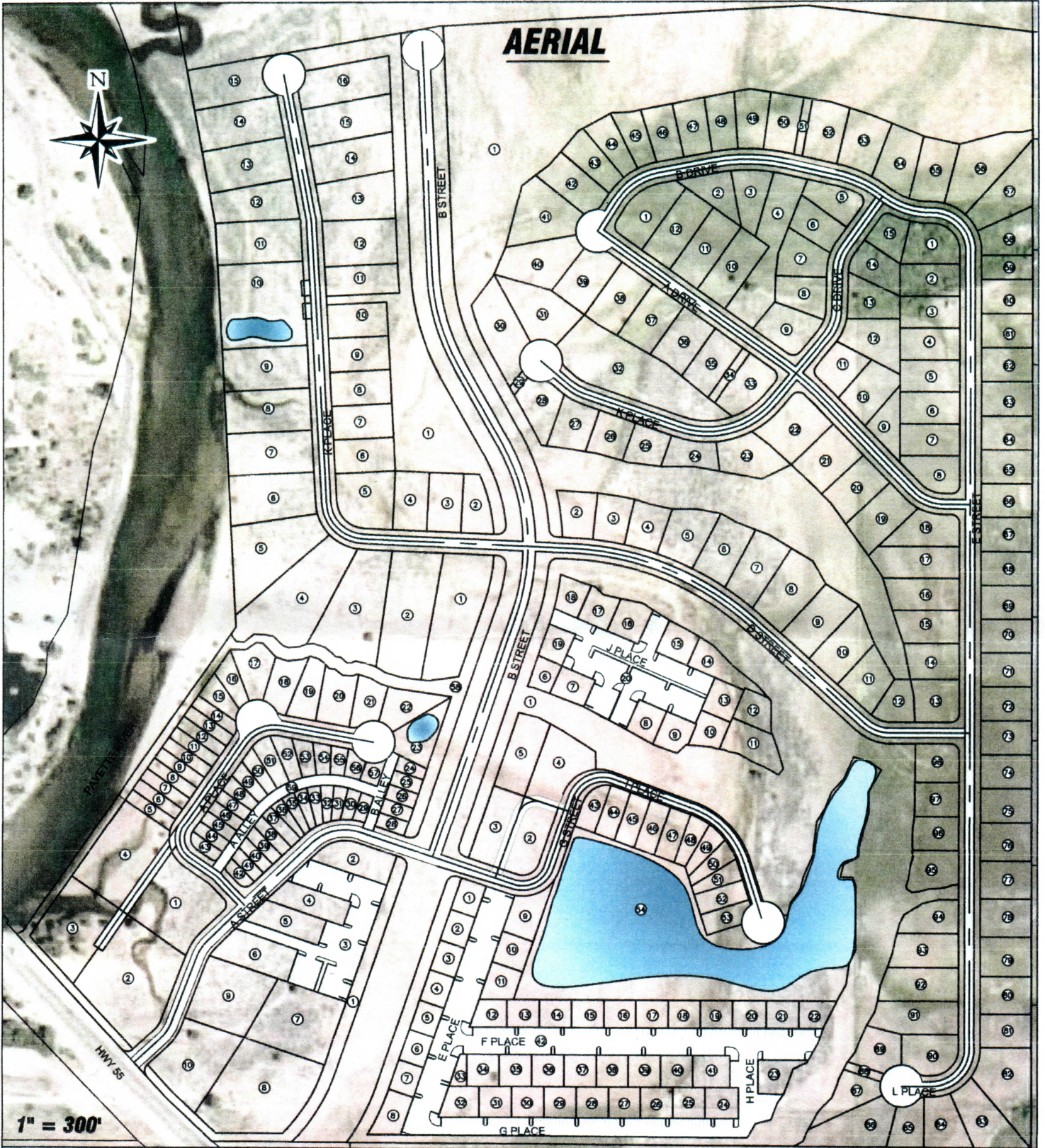
A handwritten signature in blue ink, appearing to read 'Eric M. Gerke', written over a light blue circular stamp.

Eric M. Gerke  
Project Manager  
Regulatory Division

Enclosures:  
Proposed Development Platt dated 2019  
Mapped Wetlands, 2018  
Floodplian Wetland Sampling Location, 2018



# AERIAL



1" = 300'

## CASCADE RIVER RANCH

LOCATED IN A PORTION OF SECTION 31  
TOWNSHIP 14 N., RANGE 4 E., B.M.  
VALLEY COUNTY, IDAHO

### OWNER/DEVELOPER

CASCADE RIVER LLC  
19 WARM LAKE HWY  
CASCADE, ID 83611

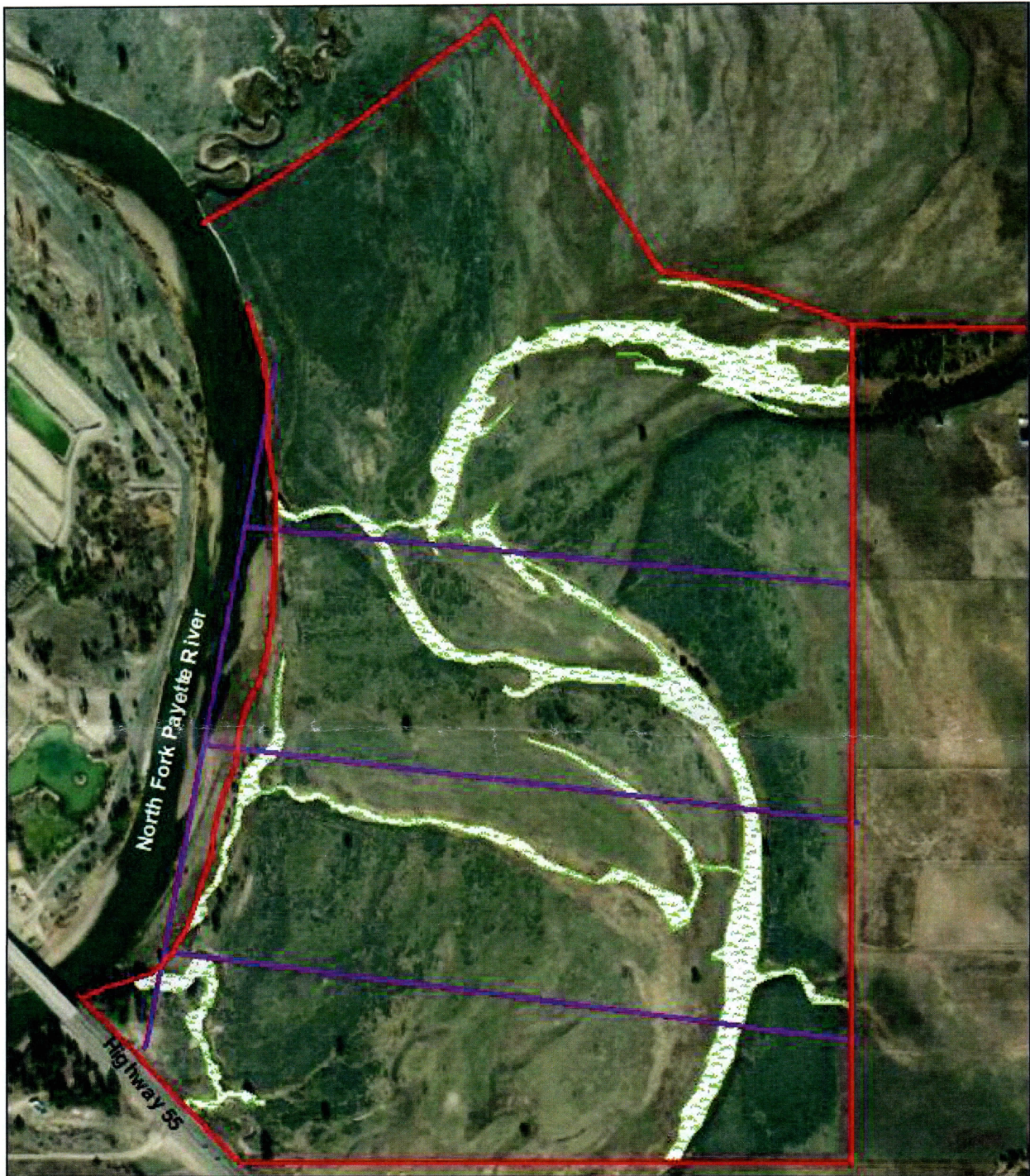
### PLANNER / CONTACT

STEVE ARNOLD  
A-TEAM LAND CONSULTANTS  
1785 WHISPER COVE AVE.  
BOISE, ID 83709  
208-871-7020



Land Development & Real Estate  
Services





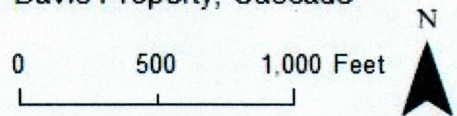
**Legend**

-  Prior Delineated Wetlands
-  Transects
-  Project Area

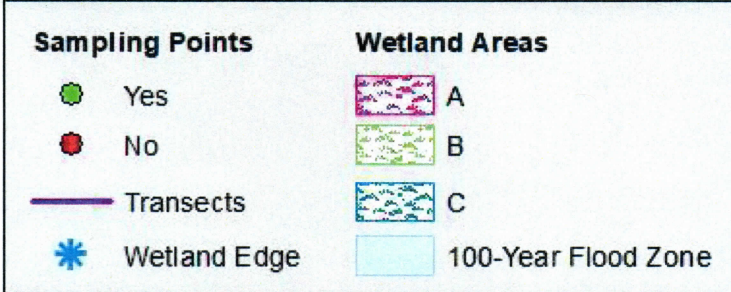
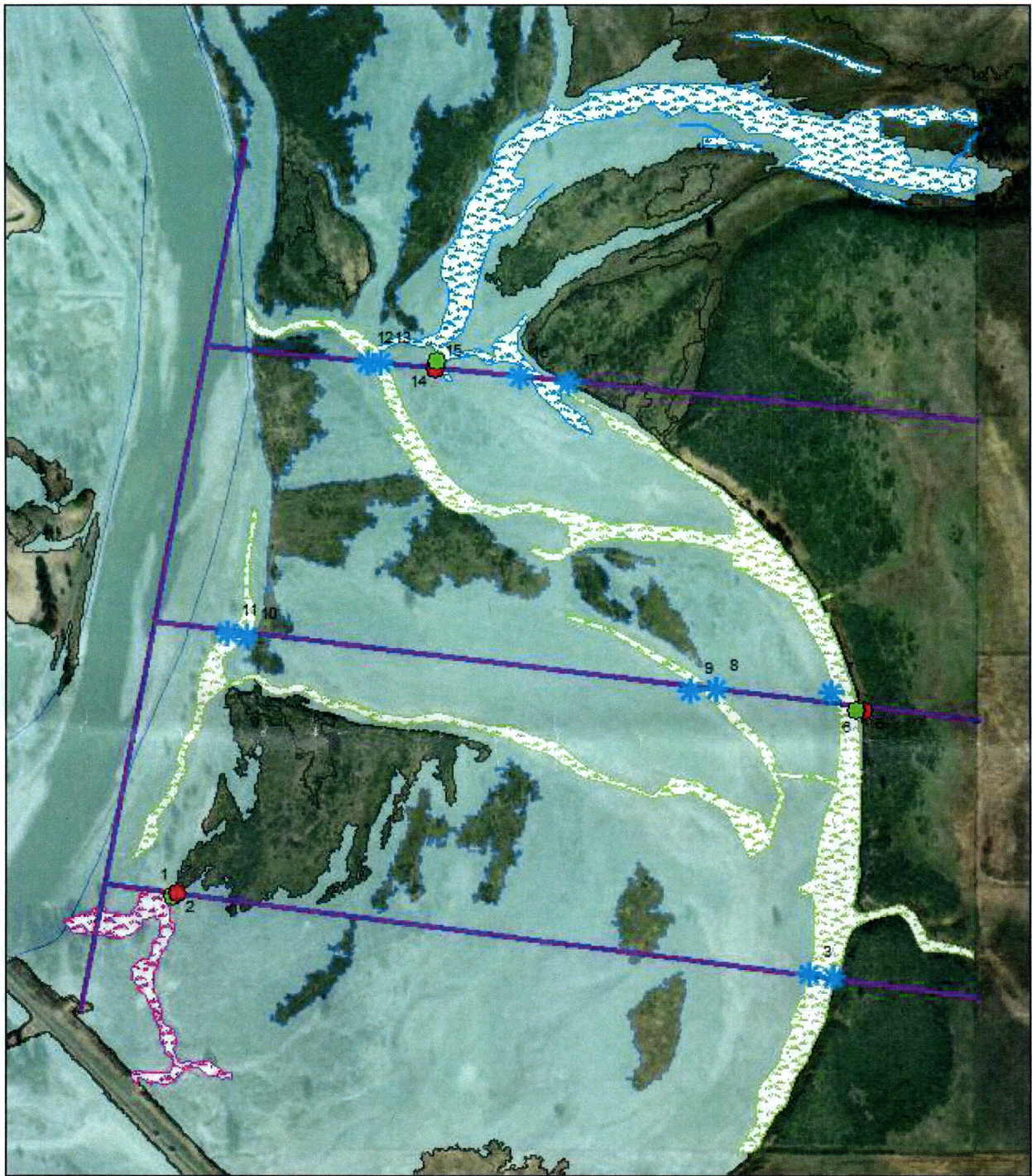


**Figure 1 - Project Area and Transects Locations**

Davis Property, Cascade







**Figure 3 - Floodplain, Wetlands and Sampling Locations**

Davis Property, Cascade

0 250 500 Feet







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**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

February 20, 2019

Carrie Rushby  
Planning and Zoning  
105 South Main Street  
Cascade, Idaho 83611

**VIA EMAIL**

<b>Development Application</b>	<b>ANNEX-19-01, ZON-19-01, PUD-19-01, SUB-19-01</b>
<b>Project Name</b>	<b>CASCADE RIVER RANCH</b>
<b>Project Location</b>	Adjacent to the Payette River in the northeast corner of SH-55 and the Payette River, north of SH-55 milepost 113.72
<b>Project Description</b>	Full buildout will include 12 commercial lots, 145 single family lots, 11 cottage lots, 46 townhouse lots, and 64 multi-family lots
<b>Applicant</b>	Cascade River, LLC

The Idaho Transportation Department (ITD) reviewed the referenced annexation, rezone, planned unit development, and preliminary plat applications and has the following comments:

1. This project abuts the State highway system.
  2. The access to this parcel is permitted under ITD Permit No. 3-05-116. This approach is currently permitted as residential. Changing the use of the approach to commercial to allow for commercial development as well as the increase in trip generation will require the property owner re-apply for access. For assistance please contact Shona Tonkin at (208) 334-8341 or [Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov).
  3. Traffic generation numbers were not provided with this application. Based on the size of this proposed subdivision and its proximity to SH-55, ITD is requesting that the applicant provide a Traffic Impact Study (TIS) reflecting full build out of the development. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the Traffic Impact Study shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.
  4. Applicant has contacted ITD for a scope of work for the required TIS, however ITD has received no traffic analysis information as of this date. ITD cannot approve of the application without receiving, reviewing, and accepting a TIS for this development.
-



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5. Applicant has indicated the intent to accommodate an alternate route for the City of Cascade. At this time, ITD has no intention of creating an alternate route around the City of Cascade.
6. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
7. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
8. ITD objects to the proposed application due to traffic concerns as noted in items 2, 3 and 4.
9. Once traffic concerns have been resolved with ITD Staff, ITD will withdraw any objection to the proposed application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Arjona', is written over a light blue horizontal line.

Sarah Arjona  
Development Services Coordinator  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)





February 11, 2019

Carrie Rushby  
Deputy Clerk/  
Planning and Zoning Administrator  
PO Box 649  
Cascade, ID 83611

**Subject: River Ranch PUD Preliminary Plat Application**

Dear Carrie:

I have reviewed the River Ranch PUD Preliminary Plat, Annexation Application, Land Use Application, and Rezone Application.

I recommend approval of the Preliminary Plat satisfactorily addressing the following comments

1. The number of lots included in the proposed plan exceeds the current capacity of the City water and sewer systems. In order for the City to provide adequate services, the applicant shall submit a more detailed Phasing Plan to
  - a. Indicate the number and type of lots in each phase
  - b. Estimated Construction Timeline for each phase
2. Water and Sewer Services
  - a. Clearly indicate if it is the applicant's intent to connect to City water and sewer services
  - b. Indicate if it is the applicant's intent retain ownership and maintain and operate the water and sewer facilities within the development or have the City accept ownership of them and maintain and operate them
3. Fire Protection
  - a. Verify that water system connected to River Ranch Development can provide adequate fire flows by use of a water model.
  - b. If the fire hydrants are to be connected to the City water system, develop a water model with City-provided information of their system or provide information to the City that can be used to update its water model
4. Pedestrian and Bike Path Network
  - a. Enhance the appeal and value of the development by ensuring that the Bike/Pedestrian path network is fully connected
    - i. The Preliminary Plat includes heavy gray lines that are not included on the legend
    - ii. The roadway street sections appear to be curb and gutter sections, but a roadside ditch section may be most appropriate for the development
    - iii. Some or all of the roadways may need shared use shoulders, sidewalk, or separated paths to provide a fully connected bike/pedestrian network
5. Roadways
  - a. 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

- b. Roadways shall include adequate shoulders. These may be shared use (pedestrian and bicycle)
- c. All roadways and intersections shall be designed to accommodate emergency vehicles (fire truck)
- d. All dead end roadways shall have a hammer head or cul-de-sac designed to accommodate emergency vehicles (fire truck)
6. Flood Plain/wetland
  - a. Applicant shall provide a copy of the final grading plan approved by FEMA prior to approval of the Final Plat
  - b. 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
7. Stormwater Management plan (Prior to Construction)
  - a. 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
  - b. 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
8. ITD Approach Permit
  - a. Applicant shall obtain an approved ITD permit for all approaches to SH-55 prior to approval of the Final Plat

Please contact me if you have any questions regarding this matter.

Sincerely,  
HORROCKS ENGINEERS



Trevor Howard, PE  
Project Engineer

cc: Josh Davis



February 26, 2019

Carrie Rushby  
Deputy Clerk/Planning and Zoning Administrator  
PO Box 649  
Cascade, ID 83611

**Re: Response to Cascade River Ranch PUD and Preliminary Plat Application Review Comments**

Dear Carrie:

I have reviewed the review comments provided by Horrocks Engineers for the Cascade River Ranch Development dated February 11, 2019. I would like to ask that Review Comment No. 6 be revised.

The current review comments states; "Applicant shall provide a copy of the final grading plan approved by FEMA prior to approval of Final Plat." This comment appears to be requesting that the applicant submit the grading plan to FEMA for review and approval. Such a submittal would be in the form of a Conditional Letter of Map Revision (CLOMR) and would add 6 to 9 months to the development approval process. This comment does not appear to be in conformance with City Code Section 3-5-4(A) and 3-5-7 that do not require such an approval from FEMA for development within the floodplain.

I respectfully ask that you consider revising the comment to reference back to the City Code. For example;

*Any development including fill within a floodplain shall require the applicant obtain a floodplain development permit in accordance with section 3-5-7 of the City code. No development including fill shall be allowed within the Floodway unless it complies with section 3-5-7(C).*

*All residential and non-residential buildings shall meet the requirements of section 3-5-7(B) of the City code unless removed from the special flood hazard area by submittal and approval from FEMA of a Letter of Map Revision based on Fill (LOMR-F).*

I am available to discuss this further if you would like. I can be reached at 208-323-2288 or [dsterling@to-engineers.com](mailto:dsterling@to-engineers.com).

Respectfully,

A handwritten signature in blue ink that reads "David N. Sterling".

David N. Sterling, P.E.

CC: Steve Arnold  
Josh Davis

March 7, 2019

Carrie Rushby  
Deputy Clerk/  
Planning and Zoning Administrator  
PO Box 649  
Cascade, ID 83611

**Subject: River Ranch PUD Preliminary Plat Application**

Dear Carrie:

In response to David Sterling's response dated February 26, 2019 to my review comments dated February 11, 2019, I have revised Comment 6 the River Ranch PUD Preliminary Plat, Annexation Application, Land Use Application, and Rezone Application. There are no other changes to my February 11, 2019 review comments,

I recommend approval of the Preliminary Plat satisfactorily addressing the following comments

1. The number of lots included in the proposed plan exceeds the current capacity of the City water and sewer systems. In order for the City to provide adequate services, the applicant shall submit a more detailed Phasing Plan to
  - a. Indicate the number and type of lots in each phase
  - b. Estimated Construction Timeline for each phase
2. Water and Sewer Services
  - a. Clearly indicate if it is the applicant's intent to connect to City water and sewer services
  - b. Indicate if it is the applicant's intent retain ownership and maintain and operate the water and sewer facilities within the development or have the City accept ownership of them and maintain and operate them
3. Fire Protection
  - a. Verify that water system connected to River Ranch Development can provide adequate fire flows by use of a water model.
  - b. If the fire hydrants are to be connected to the City water system, develop a water model with City-provided information of their system or provide information to the City that can be used to update its water model
4. Pedestrian and Bike Path Network
  - a. Enhance the appeal and value of the development by ensuring that the Bike/Pedestrian path network is fully connected
    - i. The Preliminary Plat includes heavy gray lines that are not included on the legend
    - ii. The roadway street sections appear to be curb and gutter sections, but a roadside ditch section may be most appropriate for the development
    - iii. Some or all of the roadways may need shared use shoulders, sidewalk, or separated paths to provide a fully connected bike/pedestrian network
5. Roadways

- a. 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
  - b. Roadways shall include adequate shoulders. These may be shared use (pedestrian and bicycle)
  - c. All roadways and intersections shall be designed to accommodate emergency vehicles (fire truck)
  - d. All dead end roadways shall have a hammer head or cul-de-sac designed to accommodate emergency vehicles (fire truck)
6. Flood Plain/wetland
- ~~a. Applicant shall provide a copy of the final grading plan approved by FEMA prior to approval of the Final Plat~~
  - ~~b. 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~~
  - a. Applicant shall obtain an approved Joint 404 permit prior to approval of the Final Plat.
  - b. Applicant shall obtain an approved Flood Plain Development permit in accordance with Cascade City Code Title 3, Chapter 5.
  - c. Because the proposed development is within the City's impact area and includes a request for annexation, the City Clerk will coordinate with the Valley County Floodplain Ordinance Administrator, and the permittee will be required to conform to the more stringent requirements of Valley County Code Title 11- Flood Control and Cascade City Code Title 3, Chapter 5 – Flood Damage Prevention.
7. Stormwater Management plan (Prior to Construction)
- a. 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
  - b. 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
8. ITD Approach Permit
- a. Applicant shall obtain an approved ITD permit for all approaches to SH-55 prior to approval of the Final Plat

Please contact me if you have any questions regarding this matter.

Sincerely,  
HORROCKS ENGINEERS



Trevor Howard, PE  
Project Engineer

cc: Josh Davis



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
Environmental Health Division

- Return to:**
- Cascade
  - Donnelly
  - McCall
  - McCall Impact
  - Valley County

Rezone # ANNEX-19-01 / ZON-19-01

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat PUO-19-01 / SUB-19-01

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water       waste flow characteristics
  - bedrock from original grade       other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage       community sewage system       community water well
  - interim sewage       central water
  - individual sewage       individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage       community sewage system       community water
  - sewage dry lines       central water
- 10. Run-off is not to create a mosquito breeding problem.
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment       swimming pools or spas       child care center
  - beverage establishment       grocery store

14. Subdivision Application & engineering report is  
Required by CDHD. Reviewed By: [Signature]  
 Date: 2/7/19





**CASCADE RURAL FIRE PROTECTION DISTRICT  
P.O. Box 825  
CASCADE, ID 83611-0825  
109 EAST PINE STREET  
(208) 382-3200  
FAX  
(208)382-4222**

February 15, 2019

City of Cascade  
Planning and Zoning  
Cascade, Idaho

RE: Cascade River Ranch Preliminary Plat

**Roads**

- All roads shall be built to City of Cascade standards or Section 503.2 IFC 2015.
- All dead-end road and cul-de-sac shall meet the requirements in IFC Appendix D Figure D103.1 (attached).

**Fire Protection**

- Fire flow for buildings shall meet the requirements in IFC Appendix B (attached).
- Fire hydrant location shall meet the requirements in IFC Appendix C (attached).

Thanks  
Steven Hull  
Fire Chief  
Cascade Rural Fire Protection District  
[steve@cascaderuralfire.com](mailto:steve@cascaderuralfire.com)  
208-382-3200

## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

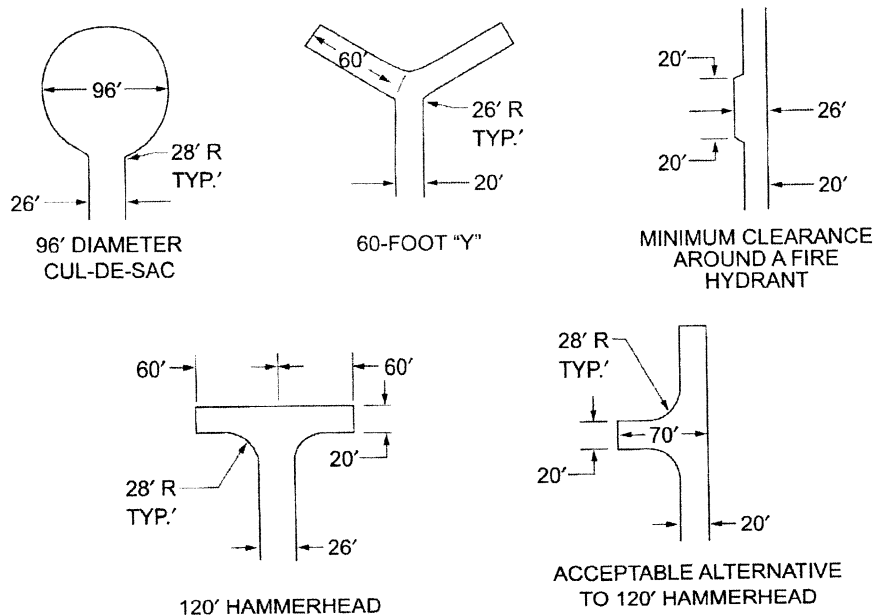
**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**



## APPENDIX B

# FIRE-FLOW REQUIREMENTS FOR BUILDINGS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION B101 GENERAL

**B101.1 Scope.** The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

### SECTION B102 DEFINITIONS

**B102.1 Definitions.** For the purpose of this appendix, certain terms are defined as follows:

**FIRE-FLOW.** The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for fire fighting.

**FIRE-FLOW CALCULATION AREA.** The floor area, in square feet (m<sup>2</sup>), used to determine the required fire flow.

### SECTION B103 MODIFICATIONS

**B103.1 Decreases.** The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

**B103.2 Increases.** The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

**B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.

### SECTION B104 FIRE-FLOW CALCULATION AREA

**B104.1 General.** The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

**B104.2 Area separation.** Portions of buildings which are separated by *fire walls* without openings, constructed in accordance with the *International Building Code*, are allowed to be considered as separate fire-flow calculation areas.

**B104.3 Type IA and Type IB construction.** The fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

**Exception:** Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

### SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

**B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.** The minimum fire-flow and flow duration requirements for one- and two-family *dwellings*, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

**B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.** The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings*, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

**TABLE B105.1(1)  
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	1/2
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	1/2 value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.

**TABLE B105.1(2)**  
**REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2**

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) <sup>b</sup>	FLOW DURATION (hours)
Type IA and IB <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V-A <sup>a</sup>	Type IIB and IIIB <sup>a</sup>	Type V-B <sup>a</sup>		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	4
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

**TABLE B105.2**  
**REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) <sup>a</sup>	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) <sup>b</sup>	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

## APPENDIX C

# FIRE HYDRANT LOCATIONS AND DISTRIBUTION

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION C101 GENERAL

**C101.1 Scope.** In addition to the requirements of Section 507.5.1 of the *International Fire Code*, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

### SECTION C102 NUMBER OF FIRE HYDRANTS

**C102.1 Minimum number of fire hydrants for a building.** The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

### SECTION C103 FIRE HYDRANT SPACING

**C103.1 Hydrant spacing.** Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the *International Fire Code* shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is

required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3.

**C103.2 Average spacing.** The average spacing between fire hydrants shall be in accordance with Table C102.1.

**Exception:** The average spacing shall be permitted to be increased by 10 percent where existing fire hydrants provide all or a portion of the required number of fire hydrants.

**C103.3 Maximum spacing.** The maximum spacing between fire hydrants shall be in accordance with Table C102.1.

### SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

**C104.1 Existing fire hydrants.** Existing fire hydrants on public streets are allowed to be considered as available to meet the requirements of Sections C102 and C103. Existing fire hydrants on adjacent properties are allowed to be considered as available to meet the requirements of Sections C102 and C103 provided that a fire apparatus access road extends between properties and that an easement is established to prevent obstruction of such roads.

**TABLE C102.1  
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>a, b, c, f, g</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>d, f, g</sup>
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more <sup>c</sup>	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.



**IDAHO DEPARTMENT OF FISH AND GAME**

SOUTHWEST REGION  
3101 South Powerline Road  
Nampa, Idaho 83686

Brad Little / Governor  
Ed Schriever / Director

February 19, 2019

Carrie Rushby  
City Hall, Planning and Zoning  
105 S. Main  
PO Box 649  
Cascade, ID 83611

**RE: Cascade River Ranch Subdivision**

Dear Ms. Rushby,

The Idaho Department of Fish and Game (Department) has reviewed the proposed Cascade River Ranch Subdivision. The developers of this property have submitted annexation, rezone, planned unit development, and preliminary plat applications. The subject property is located 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. The proposed mixed-use development includes 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.

The purpose of these comments is to provide technical information to address potential effects on fisheries and wildlife resources. It is not the purpose of the Department to support or oppose this proposal. Fish and wildlife are property of all Idaho citizens, and the Department and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we provide the following assessment and recommendations to assist you in your evaluation of the proposed project.

Recognizing the importance of riparian habitat to fish and wildlife populations, the Department has invested in habitat improvement projects in Cascade along the Payette River. In partnership with multiple collaborators, including City of Cascade and Cascade High School, the Department has provided technical assistance, skilled labor, and materials for a streambank stabilization project near the Strand walking path. Woody vegetation is lacking along the banks in this area, which contributes to a particularly shallow and wide stream channel along this stretch of river. Woody vegetation has been planted from Kelly's Whitewater Park to Fischer Pond on both the west and east banks. In-stream alterations have been placed to protect the eroding bank and to narrow the channel.

*Keeping Idaho's Wildlife Heritage*

The plat map for the proposed development shows a number of lots situated along the east bank of the Payette River, coinciding with the 100-year floodplain and wetlands. Development of the floodplain, which could include efforts to raise the elevation of the parcel out of the floodplain, would result in the loss of upland habitat and has the potential to negatively affect wetlands and instream river habitat for aquatic organisms. In 2018 the Cascade City Council adopted a City of Cascade Comprehensive Plan Update, which identified protection of wildlife habitat and the hydrologic function of streams among goals and objectives of the City.

Floodplain alteration and bank modification can have effects on river hydrology, channel configuration, and floodplain dynamics adjacent to and downstream of the project. Protecting infrastructure in proximity to the river channel could result in the need for bank armoring with rock riprap, which limits development of riparian habitat and negatively affects flow characteristics that support instream habitat. Altering bank configuration and floodplain connectivity may affect flows in the floodway, particularly during high-flow events, which may lead to downstream changes in floodplain configuration, bank stability, and channel migration rates. Floodplains and associated wetlands and riparian vegetation along the Payette River can stabilize river banks, help dissipate the energy of flowing water when rivers flood and exceed bankfull capacity, provide shading that moderates water temperature, and contribute to water quality by moderating nutrient, sediment, and pollutant loads in water entering the river. These functions contribute to habitat quality for fish and wildlife.

Thank you for the opportunity to review and comment. Department staff is available to provide any additional technical input or assistance required by the City of Cascade. Please contact Bill Bosworth in the Southwest Region office at (208)465-8465 or [bill.bosworth@idfg.idaho.gov](mailto:bill.bosworth@idfg.idaho.gov) if you have any questions.

Sincerely,



Bradley B. Compton  
Southwest Regional Supervisor

BBC/wrb  
ecc: IDFG-Dale Allen, Michael Young, Brad Lowe  
Efile M:\Region 3

*State of Idaho*  
**DEPARTMENT OF INSURANCE**

**BRAD LITTLE**  
Governor

DIVISION OF  
STATE FIRE MARSHAL  
700 West State Street, 3rd Floor  
P.O. Box 83720  
Boise, Idaho 83720-0043  
Phone (208)334-4370  
Fax (208)334-4375  
Website: <https://doi.idaho.gov>

**DEAN L. CAMERON**  
Director

**KNUTE C.  
SANDAHL**  
State Fire Marshal

**DATE:** March 5, 2019

**MEMO TO:** Steve Hull, Fire Chief  
Cascade Fire District

**FROM:** Knute C. Sandahl, State Fire Marshal

**SUBJECT:** Cascade River Ranch Development

At your request, a review of the proposed development site plan identified as Cascade River Ranch was completed for compliance with the 2018 edition of the International Fire Code (IFC) as adopted by the State of Idaho, referenced standards of the National Fire Protection Association (NFPA) and other applicable codes and standards. Below is a result of that review:

1. The quality of the digital documents was poor and difficult to identify specifics of the plans. Electronically submitted plans shall be legible and provide sufficient clarity. *(IFC 105.4.2)*
2. It appears that the entire development includes a combination of commercial, single and multi-family dwellings served by only one means of vehicular egress from the development.
3. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure. *(IFC D104.1)*
4. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. *(IFC D106.1)*
5. The multiple-family dwelling units appear to be four-plexes. This would require the installation of automatic fire sprinklers and are not subject to omission pursuant to I.C. 39-4116. *(IFC 903.903.2.8, 903.3.1.2, & NFPA 13R)*
6. The development appears to have in excess of 30 one- or two-family dwelling units. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. *(IFC D107.1)*
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section

503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (*IFC 503.2.1*)

8. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. (*IFC 507.1 & 507.2*)

Based on this preliminary review of the site plan, we recommend that the plans not be accepted and require re-submittal, addressing the concerns listed above and additional comments.

If you have any questions concerning this review, please feel free to contact me.

## Peggy Breski

---

**From:** Tom Reinhardt <treinhardt@cmchd.org>  
**Sent:** Monday, April 22, 2019 5:22 PM  
**To:** Carrie Rushby; jeff@cascadeschools.org  
**Cc:** Judith R. Nissula; Peggy Breski  
**Subject:** RE: Agency Notice - Cascade River Ranch

Dear Carrie – thank you for reaching out. I was able to attend the February public hearing and in doing so learned more about the project and its details. At high level, I'm strongly in favor of developing housing in Cascade. It is important for our economic success to have viable housing options, at multiple price points, for full time residents. In my role to recruit medical and ancillary talent to the hospital, scarce local housing options are a barrier. It is not sufficient for our employees to seek housing in Tamarack, McCall, or even Donnelly since they need to be able to respond quickly if they are on call. City of Cascade housing options are important to our staffing of the medical center, as well as to the economic health of the community in general. That said, it sounds like there are important infrastructure issues (e.g., sewer capacity) that need to be addressed. Also, if all the housing ends up as "second homes" then we really haven't accomplished much – so if there is a way to assure a substantial portion of the added homes are for year-round residents, that would be ideal.

Those are just a few of my thoughts. Is there another venue for us to discuss more interactively?

Warm Regards, Tom.

*Tom Reinhardt, CEO*

Cascade Medical Center  
402 Lake Cascade Parkway | PO Box 1330  
Cascade, ID 83611

Office: 208-382-4285, x1300  
Cell: 208-484-6970  
Fax: 208-382-3359  
email: [treinhardt@cmchd.org](mailto:treinhardt@cmchd.org)



---

**From:** Carrie Rushby <deputyclerk@cascadeid.us>  
**Sent:** Thursday, April 18, 2019 10:53 AM  
**To:** jeff@cascadeschools.org; Tom Reinhardt <treinhardt@cmchd.org>  
**Cc:** Judith R. Nissula <mayor@cascadeid.us>; Peggy Breski <peggyb@horrocks.com>  
**Subject:** FW: Agency Notice - Cascade River Ranch

Good Morning Jeff & Tom,

The City would really like to hear your comments, concerns, questions you may have on this potential future development and how it will affect the school (Jeff) and hospital (Tom) if this is approved as planned.

In the notification, don't worry about the hearing dates as this is still in process.



Thank you very much.

Best Regards,

Carrie

---

**From:** Carrie Rushby

**Sent:** Wednesday, February 06, 2019 2:10 PM

**To:** [jeff@cascadeschools.org](mailto:jeff@cascadeschools.org); [treinhardt@cmchd.org](mailto:treinhardt@cmchd.org)

**Subject:** Agency Notice

Good Afternoon,

I'm sending you this agency notice as a courtesy. Please let me know if you would like more information or want to take a look at the large plat maps. Feel free to send a letter or email if you support this project and or have any comments or questions for the applicant.

Thank you so very much.

Carrie



**Carrie Rushby**  
Deputy City Clerk/  
Planning & Zoning  
(208) 382-4279 Ph  
(208) 382-7204 Fax  
[deputyclerk@cascadeid.us](mailto:deputyclerk@cascadeid.us)



## *DEQ Response to Request for Environmental Comment*

*February 14, 2019*

*Agency Requesting Comments: City of  
Cascade Planning and Zoning  
Applicant/Description: RE:ANNEX-19-01,  
ZON-19-01, PUD-19-01, SUB-19-01*

Thank you for the opportunity to respond to your request for comment. 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 would ask the Cascade Planning and Zoning Commission to strongly consider setbacks if and when this subdivision is platted.

- A healthy preserved riparian corridor is essential to protecting the river's health.
- Avoidance of wetland impacts should be incorporated into the initial project planning and design.
- Two of the most effective tools for protecting riparian areas are regulated setbacks (the minimum distance between a structure and a river) and vegetative buffers along the riverbank.
- Preserve the essential floodplain and habitat functions of the river's riparian areas. Where these functions have been lost, prioritize re-establishment of this form and function.
- Local governments may have the authority through zoning, subdivision review, and other regulations to require setbacks and vegetative buffers.
- Prioritize natural resources and recreational uses.
- Development along rivers destroys protective riparian areas and threatens ecosystems.
- Riparian areas are critical for biological diversity and provide habitat for state plant and animal species.
- Fisheries depend on healthy riparian areas.
- Healthy riparian areas help protect State water quality standards and all beneficial uses of the State's water resources.
- Streambank and riparian vegetation reduce potential for streambank erosion and act as sediment traps from the surrounding landscape.
- Floodplain developments put structures at risk.
- Riprap and bank barbs used to protect floodplain development degrade the State's water resources.

*The following information is offered as general comments to use as appropriate:*

### **1. Air Quality**

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

*For questions, contact David Luft, Air Quality Manager, at 373-0550.*

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any*

facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

## **3. Drinking Water**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

#### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations*

including Idaho's *Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*

- **Water Quality Standards.** 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 (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

#### **6. Additional Notes**

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office

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Idaho Department of Environmental Quality

ec: CM2019AEK

## Peggy Breski

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**From:** Jeff Blaser <jeff@cascadeschools.org>  
**Sent:** Tuesday, April 23, 2019 11:45 AM  
**To:** Carrie Rushby  
**Cc:** Tom Reinhardt; Judith R. Nissula; Peggy Breski  
**Subject:** Re: FW: Agency Notice - Cascade River Ranch

Carrie,

I was not able to attend the February public hearing; however, like Tom, I am strongly in favor of providing affordable housing in Cascade with stipulations that the majority of homes are kept for year-round residents. There are two main reasons for the support of housing in Cascade. The first reason is for the retention of new employees. The school district owns three residential homes for the purpose of helping newly hired staff members have an opportunity to relocate, get adjusted in their new duties while seeking affordable housing in the Cascade community. Currently, there are limited homes available to purchase or rent in Cascade, which pushes our employees to seek housing in Donnelly or McCall, which is out of our school district attendance area. (We currently have 9 teachers on staff who live out of our boundary area along with their family members) It is the Boards hope that new employees will be able to locate and secure their own residential housing within the boundaries of the Cascade School District so they and their family can be involved in the school community as well as the City and local economy. The second reason for the support of housing is purely for growth in the attendance of our school. Cascade School enrollment has been on the decline since 2010. Public school funding is based on an average daily attendance of a consistent enrollment population. In 2009-10 the total school district population was 299 students. Ten years later our enrollment numbers have dwindled to 198 students. As a result, the district has had to run a supplemental levy every two years to cover costs above our state allocated funds and discretionary dollars. Currently, Cascade Schools has the capacity within its physical plant and facility to receive 50 new students. The only adjustment would be to retain good teachers that we already have on staff and make a few minor scheduling adjustments. New housing for year-round residents would bring challenges for sure but challenges the district is willing to embrace.

Thank you for reaching out for input from the school. Like the medical center, the school is directly tied to this issue.

Jeff

On Thu, Apr 18, 2019 at 10:53 AM Carrie Rushby <[deputyclerk@cascadeid.us](mailto:deputyclerk@cascadeid.us)> wrote:

Good Morning Jeff & Tom,

The City would really like to hear your comments, concerns, questions you may have on this potential future development and how it will affect the school (Jeff) and hospital (Tom) if this is approved as planned.

In the notification, don't worry about the hearing dates as this is still in process.

Thank you very much.

Best Regards,

Carrie

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**From:** Carrie Rushby  
**Sent:** Wednesday, February 06, 2019 2:10 PM  
**To:** [jeff@cascadeschools.org](mailto:jeff@cascadeschools.org); [treinhardt@cmchd.org](mailto:treinhardt@cmchd.org)  
**Subject:** Agency Notice

Good Afternoon,

I'm sending you this agency notice as a courtesy. Please let me know if you would like more information or want to take a look at the large plat maps. Feel free to send a letter or email if you support this project and or have any comments or questions for the applicant.

Thank you so very much.

Carrie





**Carrie Rushby**  
Deputy City Clerk/  
Planning & Zoning  
(208) 382-4279 Ph

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[deputyclerk@cascadeid.us](mailto:deputyclerk@cascadeid.us)

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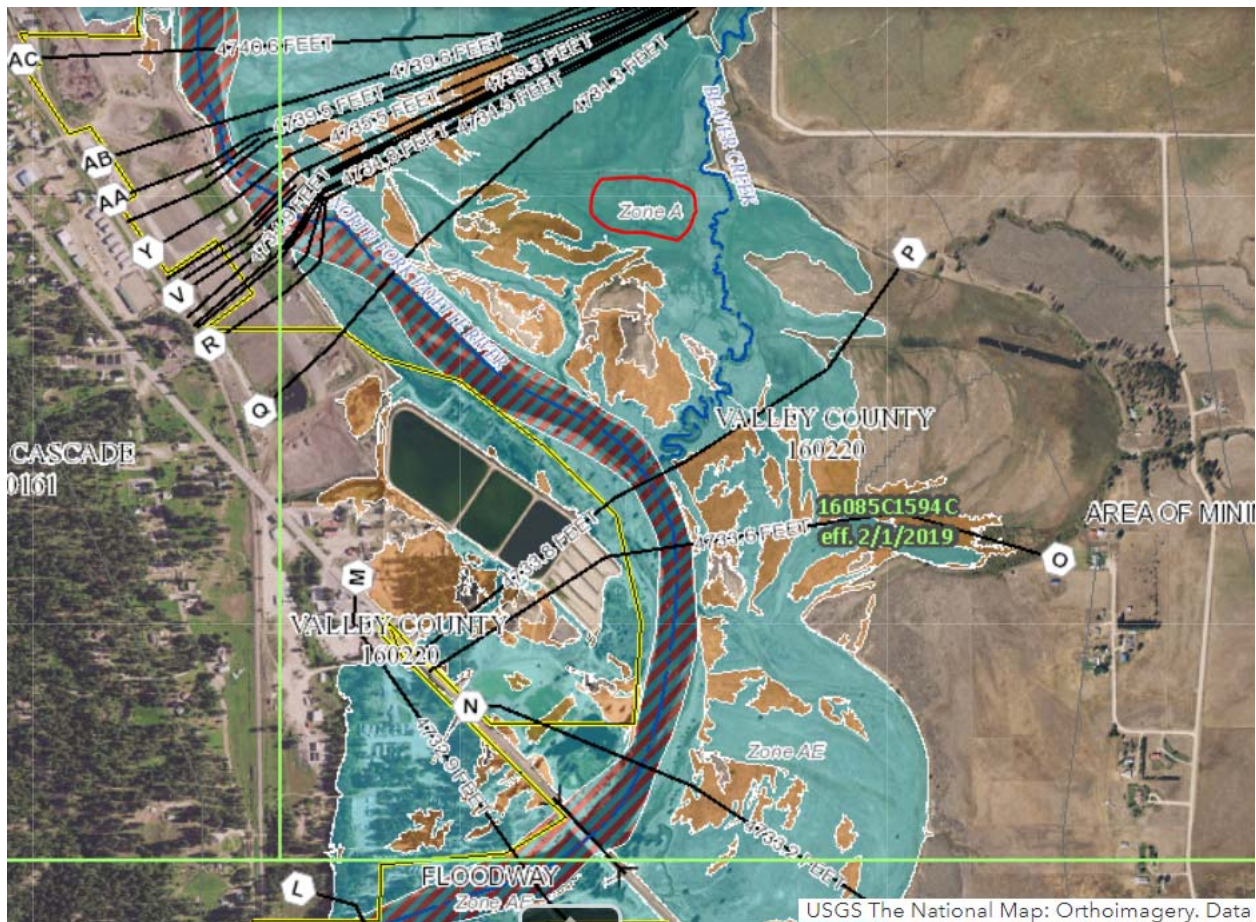
Jeff Blaser  
Superintendent, Cascade School Dist. #422  
PO Box 291, 209 School Street  
Cascade, ID 83611  
Phone: 208-630-6057 ext. 2202  
Cell: 208-573-1974  
FAX: 208-382-5903  
Email: [jeff@cascadeschools.org](mailto:jeff@cascadeschools.org)

"Children should be educated and instructed in the principles of freedom." -John Adams

## Cascade River Ranch Subdivision, Cascade, Idaho

The 121.175 acre parcel is subject to the NFIP regulations below.

As the northern portion of the parcel is in the A Zone without BFE: BFE **must** be established before the subdivision may be approved.



Per Title 44 of the Code of Federal Regulations §60.3

Minimum standards for communities are as follows:

(a) ... the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, (ii) be constructed with materials resistant to flood damage, (iii) be constructed by methods and practices that minimize flood damages, and (iv) be constructed with electrical, heating, ventilation, plumbing,

and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that (i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided to reduce exposure to flood hazards;

(5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and

(6) Require within flood-prone areas (i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and (ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

(b) ... the community shall:

(1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;

(2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;

**(3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;**

(4) Obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, including data developed pursuant to paragraph (b)(3) of this section, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the community's FHBM or FIRM meet the standards in paragraphs (c)(2), (c)(3), (c)(5), (c)(6), (c)(12), (c)(14), (d)(2) and (d)(3) of this section;

(5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:

(i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and

(ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and

(iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;

(8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(c) ... the community shall:

(1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;

(2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level, (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and (ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

(i) Outside of a manufactured home park or subdivision,

(ii) In a new manufactured home park or subdivision,

(iii) In an expansion to an existing manufactured home park or subdivision, or  
(iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(7) Require within any AO zone on the community's FIRM that all new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified);

(10) Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

(i) The lowest floor of the manufactured home is at or above the base flood elevation, or  
(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones A1-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

(i) Be on the site for fewer than 180 consecutive days,  
(ii) Be fully licensed and ready for highway use, or  
(iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for “manufactured homes” in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(d) When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1-30 and/or AE on the community's FIRM and, if appropriate, has designated AO zones, AH zones, A99 zones, and A zones on the community's FIRM, and has

provided data from which the community shall designate its regulatory floodway, the community shall:

- (1) Meet the requirements of paragraphs (c) (1) through (14) of this section;
- (2) Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one foot at any point;
- (3) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge;
- (4) Notwithstanding any other provisions of §60.3, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.