



May 10, 2019

Heather Soelberg, City Clerk
City of Cascade
105 S. Main
Cascade, ID 83611

Subject: Cascade River Ranch

Our team has reviewed the City comments dated May 3, 2019, and offer the following responses:

Comments Specific to Narrative

1. The Comprehensive plan calls for a mixed-use residential development for this area of the City. The proposed development is a combination of commercial, multifamily, and primarily residential uses. The proposed use is consistent with good planning principals for a mixed-use development and is consistent with the City's Comprehensive Plan.
2. The proposed site has 28-percent open space which will be maintained by the HOA. Within the open space there is a pond, pocket park adjacent to the river, and detached walking pathways throughout the site. All of the amenities and pathways will be maintained by the HOA.
3. Provided are architectural samples as requested for the multifamily uses and commercial uses. The commercial uses will not be constructed for a long time out so we have not done a lot of work with that architectural design. A separate application could be conditioned on those commercial pads at the time those uses come into the City. A detail of the fence is on the landscape plan, and we have provided a typical detail of the trash enclosure and indicated a location on the map.
4. The single-family units will have lots and garages that are large enough to house additional recreational vehicles. Typically, multifamily developments do not provide for recreational vehicle storage and tenants of those uses house those vehicles within a storage unit. High Mountain Storage is located less than a mile from this site and could be utilized by those multifamily residents.
5. There is one stall per unit provided, per City Code, and additional guest parking has been shown on the map.

Access to State Hwy 55:

1. The applicant is currently working with ITD and will be submitting a traffic study for their review and approval. We will have ITD's approval prior to Final Plat Recordation, this condition should be stipulated with Final Plat Approval.
2. Per basic standards of practices of preparing a traffic study the commercial uses and all proposed uses will be accounted for within that study.

3. It has always been the intention of the developer to make the roads public. The only private drives will be the ones servicing the multifamily and commercial uses.
 - a. The roads will be constructed to a public standard, and their design will be reviewed and approved prior to construction, and final plat recordation.
 - b. The cul-de-sac on D Street does exceed the maximum length so we have added a stub street to the west to comply with City Code. The K Place east of B Street is approximately 650-feet in length, this was done for two reasons, limiting the number of access points onto B Street and not crossing the wetlands. If required, we could shorten and lose lots to comply with City Code. This could be placed as a condition of Final Plat approval. The cul-de-sac on K Place temporarily exceeds the standard but will be extended in the future so that it will comply. If needed a temporary fire connection between B Street and K Place could be provided.
 - c. We understand there may be additional comment by other agencies including Fire, as with other similar projects like this we anticipate those to be conditions placed on the final plat. It would be our preference if the City would have all the conditions from those agencies by May 20, 2019, for our Commission meeting, so they could be reviewed and discussed.

Annexation and Rezone:

1. We will provide the requested legal description to the City for the residential portion and the commercial portion.

Design Considerations:

1. Typically, a City does not directly “review and deliberate” directly with the United States Army Corp of Engineers (USACE), unless the City has a City funded project. With a private development it is the design engineer’s responsibility (Toothman-Orton) to coordinate with the Corp. I would suggest the City adopt a condition that reads in part, “Prior to any construction that disturbs a jurisdictional wetland the developer shall receive all required approvals from the USACE”.
2. The developer will comply with the Federal Emergency Management Agency (FEMA) and USACE for all their regulations and requirements.
3. The developer will be raising the lots located in the Floodplain out of it, to maintain the 1-foot above the Base Flood Elevation (BFE). Toothman-Orton did a fill study and the proposed pond size is based on the required fill to lift phase one out of the floodplain. In the final design stage that may adjust slightly, but we will be creating a pond as an amenity and as a source of material to raise the lots. If for any reason the pond size is decreased in the design stage, the developer will supplement the fill with out side sources. Either way the lots will be raised with on-site fill or imported fill.

Flood Prone Areas, and Wetlands:

1. We will comply with FEMA and the USACE for both the flood prone areas and the wetlands. There has been a significant amount of work already done to delineate and locate the floodway/floodplain, along with the wetlands. Our engineer has met with them several times and the Preliminary Plat reflects the findings of those meetings. The proposed site was designed to minimize impact

to both. There is just over an acre of wetland disturbance and through our preliminary work with the USACE, there does not seem to be any concern.

2. We will submit and receive plan approval and the necessary permits to the USACE. This is typically a condition placed on the Final Plat, and we are requesting it placed on Final Plat and Construction Plan approval.
3. As with all developments and required by the Environmental Protection Agency (EPA), we will submit the necessary Storm Water Pollution Prevention Plan (SWPPP), and an Erosion and Sediment Control Plan (ESC) and file our Notice of Intent (NOI) prior to any site construction.
4. Per the Federal Insurance Rate Map (FIRM), this site is in an AE zone, which means it has an established BFE, that is how an engineer was able to calculate the amount of fill that was required to raise Phase One out of the Floodplain. City Code allows development within a floodplain provided we raise the site 1-foot above the BFE. This will also allow the homeowner to not be required to pay flood insurance. We will comply with all City, State, and Federal guidelines as it relates to development in flood prone areas.

Utilities, Irrigation, Storm Drainage, and Snow Storage:

1. The intent for the pond is to use it as the location of our pressure irrigation pump station and supplement any lack of ground water with the existing irrigation wells. Those wells combined provide close to 1,000 gallons per minute. Our preliminary design indicates there will be sufficient water and water rights to supply this development with pressure irrigation. The final design will be reviewed and approved by the City engineer prior to construction and Final Plat approval.

Amenities and Open Space:

1. The development will have Covenants Conditions and Restrictions (CC&R's) in place and there will be a Home Owners Association to maintain common area. Also, to have unity with design we will have an Architectural Control Committee (ACC) to review all building designs. Typically, a City does not enforce the CC&R's but these can be provided to the City prior to signature on the Final Plat.
2. The development has over 28-percent open space.

Impact Statement:

1. An estimated tax revenue has been provided to the City. The developer is not requesting public financing for the cost of any of the site construction or any improvements associated with the development. It is assumed that with the current fee and tax structure, that fire, police, water, sewer, schools and solid waste, will be funded by the development's fees and tax revenue. However, we have prepared a rough analysis of the fees and taxes as it relates to the impacts, see attached spreadsheet.
2. B Street will eventually be extended to Weant Lane with future development of this site. If the Fire Department requires another access point for Phase One, we can work with the property owner to the south, Little, to extend their site utilities and provide another connection to the highway, or we could request an emergency only access with ITD on our commercial lots. Either way we will comply with all requirements from the Fire Department and this can be placed as a condition of approval for our Final Plat.

Vision Statement:

1. Our CC&R's will discuss the maintenance of all individual lots and common areas. It is not the intend of the developer to allow individual owners to not maintain their property to the degradation of the subdivision.
2. We would welcome the City and business community to provide comment on our signage. That design has not been worked on nor are we ready to submit anything until Final Plat approval. All signage will be located outside any of ITD's Right-of-Way or any sight triangle. ITD does not review signage that is located outside their Right-of-way, and typically they do not allow signage in their Right-of-Way.

Comments Specific to Individual Applications and Preliminary Plat

Rezone Application:

1. We will provide separate meets and bounds legal descriptions for the separate zones, and they will be certified by our surveyor.

Land Use Application:

1. We apologize but all of ours were signed and we thought we got copies of the signed applications to the City. We will make sure the City has all the signed versions.

Preliminary Plat and Application:

1. The first phase will commence immediately after City approval of the construction plans. It is anticipated that it will take a year to construct and finalize depending upon the timing of construction. Subsequence phases will be started based on market demand, but it is assumed they will follow in 2-3-year increments.
2. An 8 ½ x 11 was submitted, additional copies will be provided.
3. Street names were used such as "A, B, and C" Street, for planning purposes those are typically adequate. Final Streets names will be submitted with the Final Plat.
4. The 300-foot mailing list was provided to the City, an additional copy will be attached to this letter.
5. On the preliminary plat map is shows the road to be located within Right-of-Way, this depicts that they are public.
6. The only private drive isles are within the commercial and multifamily section. Easements will be provided for all City utilities at the time of Final Platting.
7. We will modify Note 2 to reference the 15-feet.
8. We have located the hydrants per Fire Code, but we will ensure they are correctly placed on the final construction drawings. The City engineer will also review those at the time of construction plan approval.
9. Per the PUD process a developer can ask for certain exceptions to City Code, those exceptions would include but not limited to, lot dimension and square footage, setbacks, block lengths, building size and uses. These exceptions are granted provided they do not create a life safety hazard. We will plan to work with the City Attorney and City Staff when it is time to draft the Development Agreement which will note these exceptions. The main exception are mainly for

the cottage, townhouse and multifamily units. Current City Code does not speak very well to these particular uses.

- a. I did not see a reference for an 18-plex in City Code, and we are not proposing any for this site.
 - b. I did not see a reference for a 24-plex in City Code, but we would ask for the approval of our lot size or if needed we can increase the size, but that would not really make a difference about the use.
 - c. Our four plex lot goes down to 4,500 s.f., per the PUD process we are asking for this exception and approval.
 - d. All of our single family lots will have a minimum of 5,000 s.f.
 - e. We adjusted the minimum lot width to 30-feet and will ask for this exception through the PUD process.
 - f. With the common lot between the road and the alley there should not be the possibility to affect the clear vision triangle, but we will modify for a better street scape. It is important to note that we will make sure that no clear vision triangle is affected by any structure or landscaping within the development and our final landscape plans will show the planting as it relates to those clear vision triangles.
 - g. The purpose of an alley lot is for a rear entry garage, and those garages are placed typically within feet of the right-of-way of the alley, otherwise there is no reason to construct the alley. The cottage units will have a front-loaded garage and therefore will have 20-feet from the right-of-way to the garage. Any front-loaded garage will have a minimum of 20-feet from the right-of-way to the face of garage.
10. We have planned to landscape all the snow removal lots and have shown that on the submitted landscape plan.
 11. That has been labeled as Lot 10, Block 3, there is a PI line bifurcating the lot. The lot is over 40,000 s.f. Note number 7 specifically calls out that lot and maintenance responsibilities. However, during our plat modification that lot number has changed but we will make sure that it is referenced in the notes.
 12. Based on the PUD process and the fact that the setback do not work with multifamily and townhouse product, we request the setback as shown on the preliminary plat. The setbacks as suggested would not allow for the construction of townhomes along the river, and we believe that having a mix of uses along the river will enhance the development.
 - a. For townhouse units we can have the setback 10-feet from the rear lot line, which would be approximately 30-40 feet from the river boundary, but for the single-family units we believe the 75-feet is excessive. For the larger single family, we would request 35-feet through our PUD process from the rear property line.
 13. Easement lines have been depicted on the preliminary plat.
 14. Again, the developer would request the setback as stated on the preliminary plat, which can be approved through the PUD process.
 15. I would suggest "will be supplemented by private wells contained within the subdivision and maintained by the HOA". A good portion of ground water will charge those ponds. The exact language on the notes can be done at the Final Plat stage, because Preliminary Plat Notes are preliminary and never recorded.
 16. Storm water retention is labeled on the street section, which are referenced as borrow ditches that will handle all the storm water, with assumed checks. At this

time, it is uncertain where the borrow ditches will channel the storm water. When we prepare our drainage and grading plan then the exact location will be known. The specifics of that design will be submitted for review at the final plat stage.

17. It is not certain what the GLO line is, it most likely can be removed.
18. Pedestrian pathways have been identified in the legend.
19. Phase lines have been identified in the legend and map.
20. The legend is a standard survey legend, we will remove the items that are not on the map.
21. The large black circular items were gazebos and pick nic areas.
22. The high-water mark has been indicated as the Floodway line and shown on the map.
23. Hydrants have been located to City standards but this will be re-examined at final plat review. Lamp post have been located to best light the roadway and minimize light pollution.
24. Lot and Block numbers along with square footage and lot dimensions have been shown on the plat.
25. B Street is our major north/south collector that will serve future phases of development and needs to be extended to our north property line. K Place will also be extended to future development of this site. We respectfully request they be extended as proposed to accommodate future development.
26. We will add the gazebo to the legend, typically we do not label site amenities with in the survey legend but that could be added.
27. The page break has been modified so it can better be depicted.
28. The 100-foot roadway is depicted on our map with cross sections, this is our main north/south collector that we are dedicating additional right-of-way just in case it should need widening in the future. The minimum section is being provided with the assumption that it may need to be widened in the future. All roads will be constructed to City standards, the City engineer will review those at the final plat stage.
29. The roadway sections on the map and our narrative call out borrow ditches for treating storm drain. The term borrow ditches along a road is for the purpose of either conveying or discharging storm drain water. The specific design of that system will be presented to the City at the Final Plat stage.
30. The maps have all been printed using a 100-foot scale, we will add spot dimensions to aid in the review.
31. Separate roadway sections have been shown on the first page of the plat.
32. Bike/pedestrian pathways that are adjacent to the roadway have been shown on the first page of the map.
33. It was planned for all the commercial to have cross access amongst themselves, we will depict that on the map.
34. Utilities will be provided to all commercial lots via easements and common utility corridors. The exact location of those corridors and dedicated easements will be provided at the final plat stage.
35. J Place will be extended to B Street, the floodplain layer covered it, we will change the preliminary plat to better depict it.
36. Lot 4, Block 6, will take access off the common drive isle, the map will be modified to better depict the access.

37. Lot 4, Block 6, will get utilities through common utility easements among those commercial lots in that area. The exact and direction of service will be determined at the final plat stage.
38. It was planned to be extended to the collector, the map will be modified to better depict its extension.
39. It was planned to be extended to the collector, the map will be modified to better depict its extension.
40. Per State Fire Marshall:
 - a. There is secondary access, it will be better depicted on the map.
 - b. We will add the secondary access by extending B Street south to a driveway.
 - c. We will coordinate with the Fire Department on either Extending B Street to HWY 55 to the south or by creating an emergency only connection through our commercial site. This should be a condition placed on the Final Plat.
41. Items not required but requested:
 - a. We will provide a deed depicting the ownership.
 - b. All survey data will be provided to the City and County at Final Plat recording.
 - c. It would be odd to hold an open house once the public process has begun on the Preliminary Plat. However, what we have done in the past is prior to construction and the Final Plat approval is we could have a work session with neighbors to discuss the final design and how that design could be modified to mitigate neighborhood concerns. Our concern is any unnecessary delays in Planning and Zoning approval of the Preliminary Plat.
42. As stated earlier we will comply with all conditions, at the Final Plat stage, from the USACE, DEQ, Idaho Fish and Game, along with all the City of Cascade requirements. Those agencies have not requested the plantings, so it is uncertain why or how that relates to our development impact. It is assumed that individual owners may plant trees and shrubs to provide general screening, but we have not seen that as a condition from those agencies. Should that condition arise from those agencies we will comply with it.
43. It is standard to have a pre-construction meeting before construction, we anticipate that before construction.
44. We will comply with all agency comments as submitted as Exhibit A.
45. We will comply with all the conditions adopted by the Planning and Zoning at their May 20, 2019 meeting.
46. We will plan on a Development Agreement for this development.

We are aware this list of conditions may be added to or deleted by the Planning and Zoning Commission or City Council. Our plan is to work with the City on building an exceptional community, it is understood that there are items we are proposing that do not match with existing City Code, but through the PUD process dimensional standards can be modified. Nothing we are proposing to modify create a life safety hazard and are typical PUD requests. By granting the dimensional standard the City will have a mixed-use high-quality development.

Our intention is to provide a project that will make a statement as you enter the City and we look forward to working with the City on signage and our entrance. If there are any question or concerns with the proposed development, please do not hesitate to call me at (208) 871-7020, and I would be happy to discuss the project in more depth with you.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Phil Davis
Josh Davis
Peggy Breski
Dan Dunn, PLS
David Sterling, P.E



May 10, 2019

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

Re: Response to Cascade River Ranch City Comments dated May 3, 2019

Dear Carrie:

I have reviewed the City Comments provided by the City dated May 3, 2019 and below are my responses to the comments that relate to Engineers and specifically design, wetlands and floodplains.

Below is a list of the City comments and our response.

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.*

The applicant is in the 404-permit process and the 404 permit is currently being prepared and cannot be finalized and submitted to the USACE until all wetland impacts are known. This cannot be finalized until a Preliminary Plat is approved so the final layout is known. I suggest that the city require that applicant obtain a 404 permit prior to filling of any jurisdiction wetlands and prior to approval of final plat.
- 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.*

No development is proposed within the floodway. The USACE only regulates fill within wetlands and therefore will not review or approve work within a floodplain. The applicant is in the process of obtaining the necessary 404 permit from the USACE for filling of wetlands as needed for the project.
- 3. Provide evidence that the pond fill excavated is sufficient to both raise the entirety of the building area of the development, and that calculations and fill area will avoid impact to properties up-and-downstream.*

The proposed pond is intended to generate fill material to fill the first phase of the project. If needed the applicant will import fill to raise the proposed building pads above the BFE. Filling the floodplain is allowed by City code. Fill material will be generated on site or from other near by borrow sources and should have no impact on neighboring properties. Grading plans including cut and fill volumes will be provided to the city for review as part of the building permit and floodplain development permit process after preliminary plat approval is obtained.



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.*

The lots will be removed from the floodplain by submittal of a Letter of Map Revision based on Fill (LOMR-F). This first requires that the project be constructed and the plat recorded.

2. *Please provide Army Corp of Engineers approval of wetland delineation and development within the area.*

The applicant is in the 404-permit process and the 404 permit is currently being prepared and cannot be finalized and submitted to the USACE until all wetland impacts are known. This cannot be finalized until a Preliminary Plat is approved so the final layout is known. I suggest that the city require that applicant obtain a 404 permit prior to filling of any jurisdiction wetlands and prior to approval of final plat.

3. *Given the special development area, City will require inclusion of an Erosion and Sediment Control Plan with CD's*

Agreed, the applicant will include a copy of the ESC plan with construction plan submittal to City.

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 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.*

The current FEMA flood map became effective February 1, 2019. A portion of the project site is within FEMA special flood hazard area AE with established BFE's. Please provide a copy of the referenced State Flood Coordinator correspondence for review.

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

Respectfully,

David N. Sterling, P.E.

CC: Steve Arnold
Josh Davis



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF
NEUDESIGN ARCHITECTURE, LLC AND
IS NOT TO BE DUPLICATED WITHOUT
WRITTEN AUTHORIZATION.

© NEUDESIGN ARCHITECTURE, LLC

CLIENT:
Cascade River Ranch
Diamond 4-plex
Cascade, ID

PROFESSIONAL SEAL

NOT FOR PERMIT

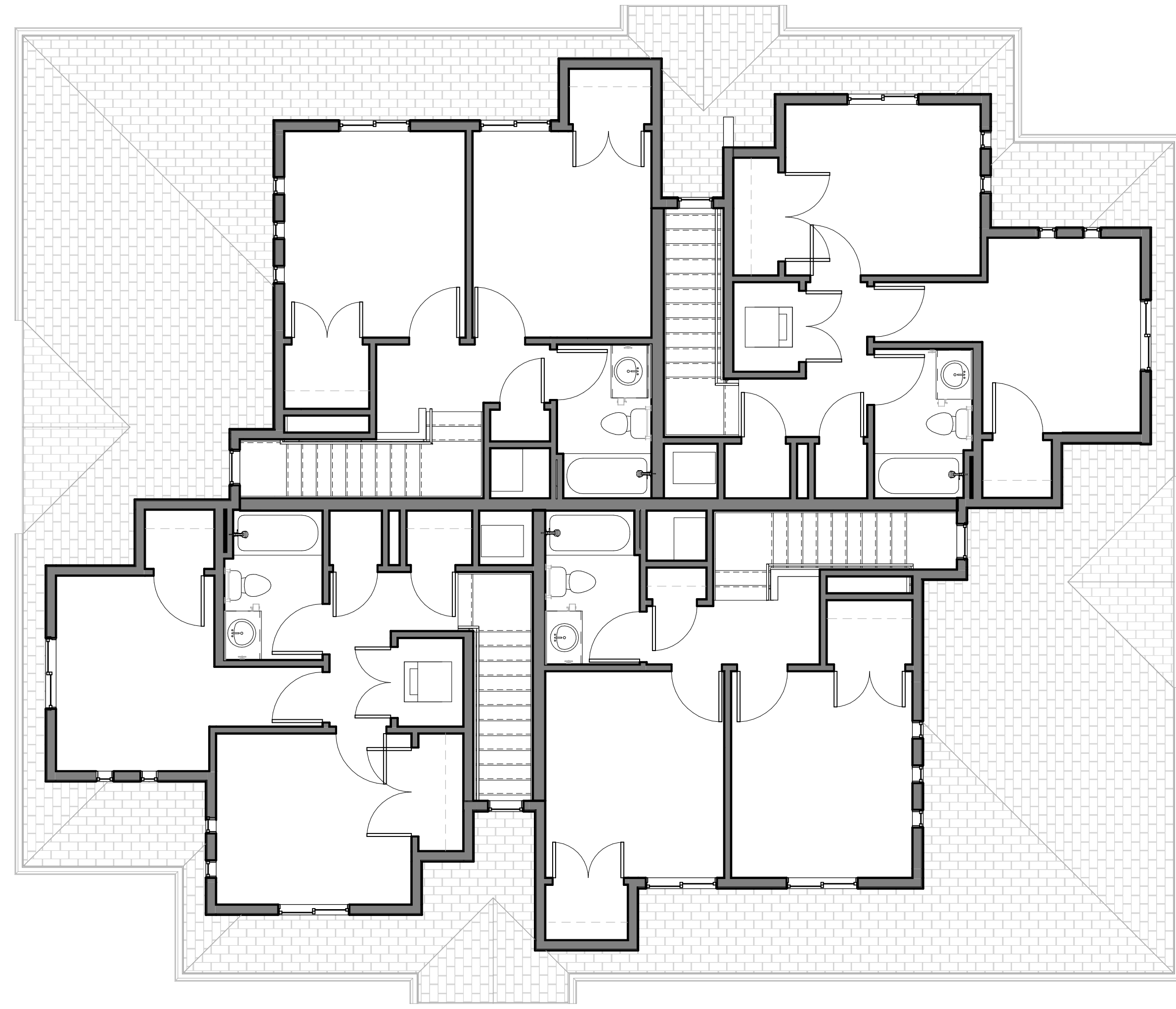
NO. DESCRIPTION DATE

4-plex

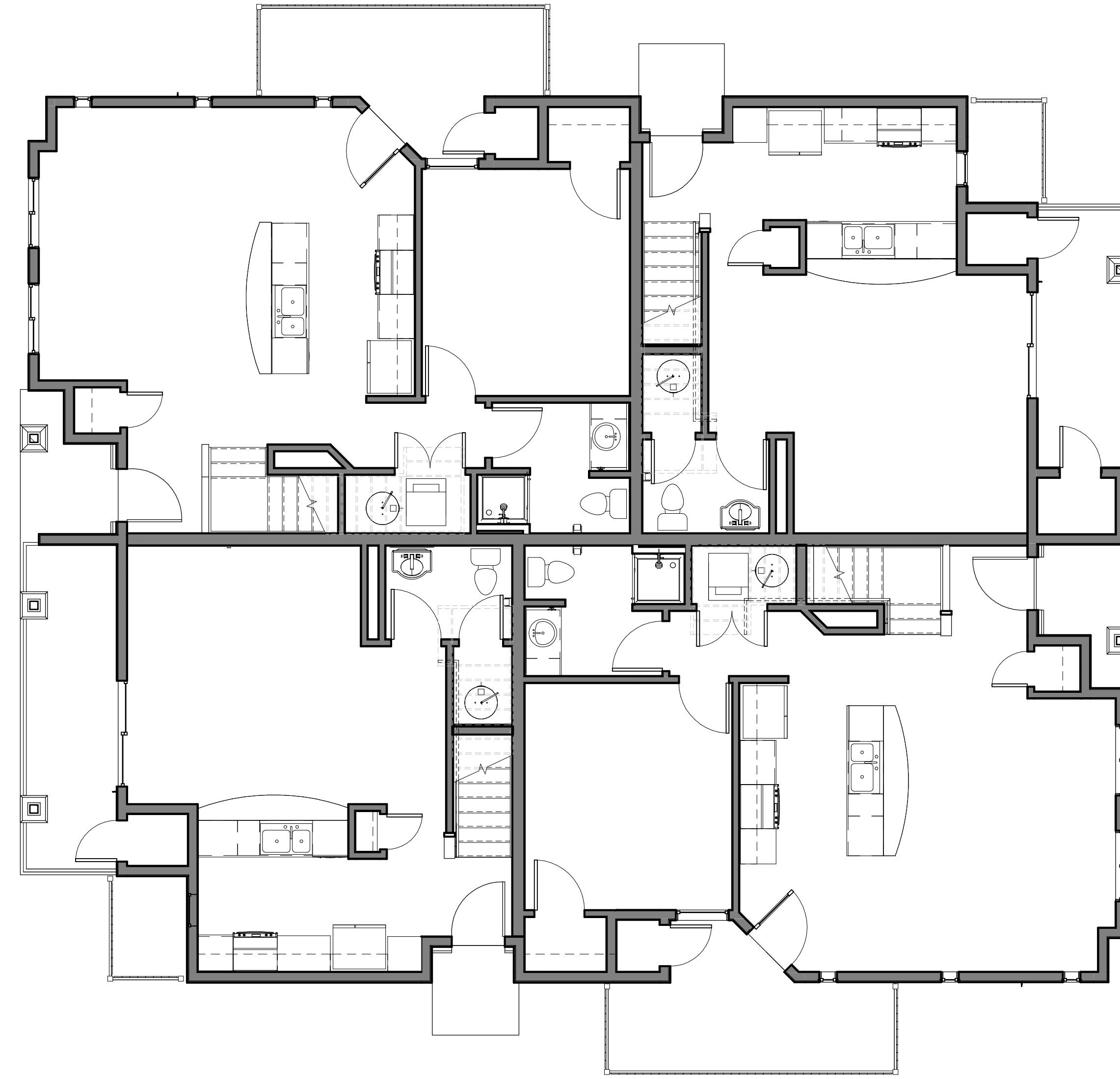
SHEET

A-100

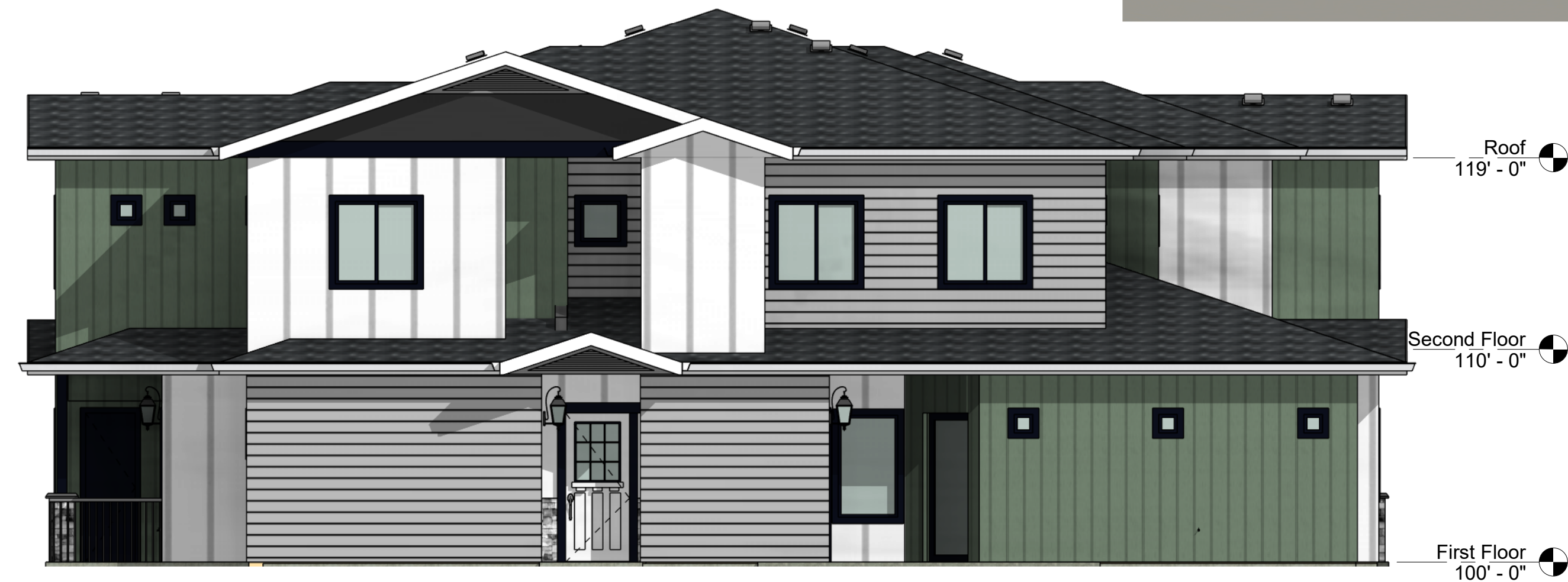
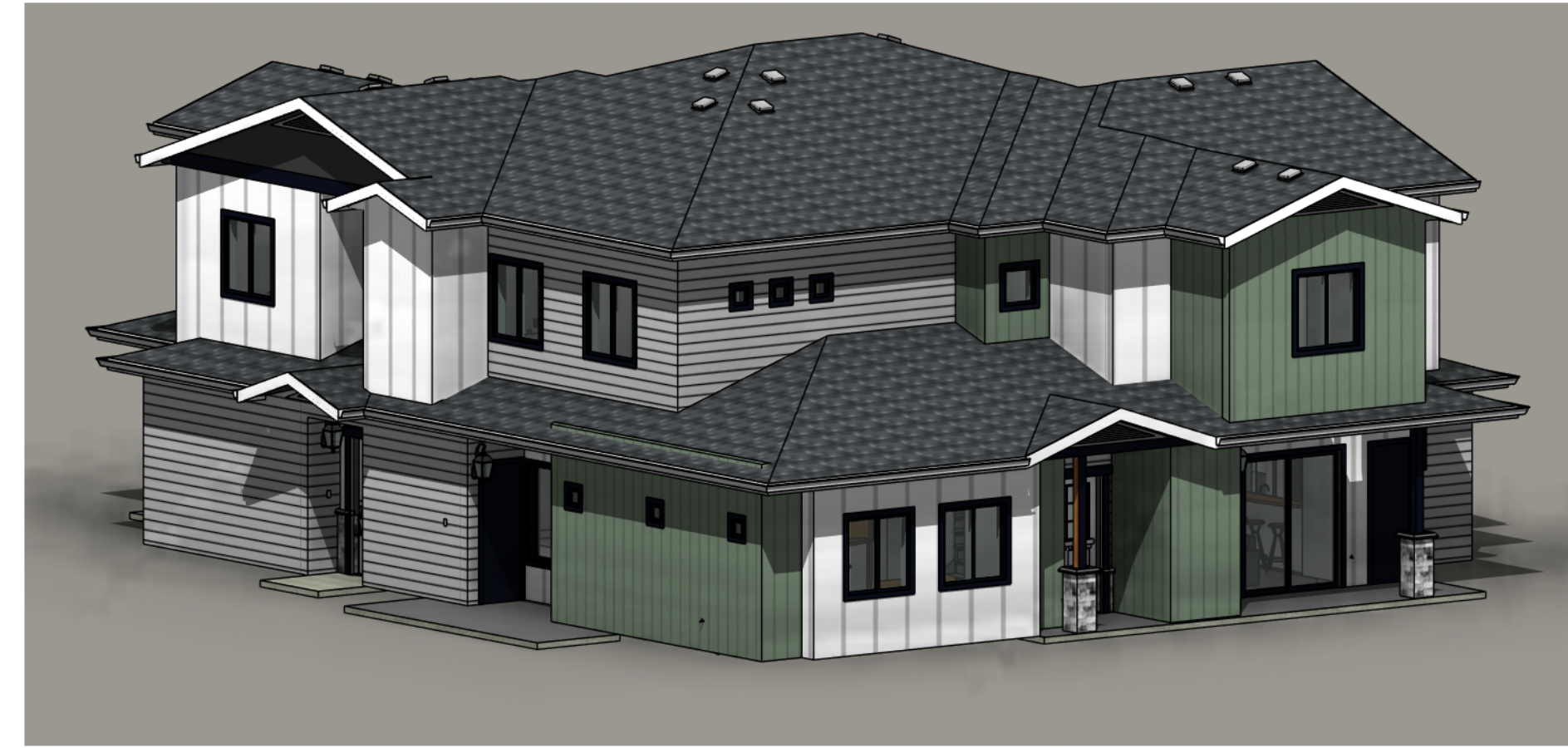
DATE 05.08.19
JOB NUMBER 19142
DRAWN BY pmg



② FLOOR PLAN 2
3/16" = 1'-0"



① FLOOR PLAN 1
3/16" = 1'-0"



④ NORTH / SOUTH
3/16" = 1'-0"

Roof 119'-0"
Second Floor 110'-0"
First Floor 100'-0"



③ EAST / WEST
3/16" = 1'-0"

Roof 119'-0"
Second Floor 110'-0"
First Floor 100'-0"



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF
NEUDESIGN ARCHITECTURE, LLC AND
IS NOT TO BE DUPLICATED WITHOUT
WRITTEN AUTHORIZATION.

© NEUDESIGN ARCHITECTURE, LLC

CLIENT:
Cascade River Ranch
Multifamily 24-Plex
Cascade, ID

PROFESSIONAL SEAL

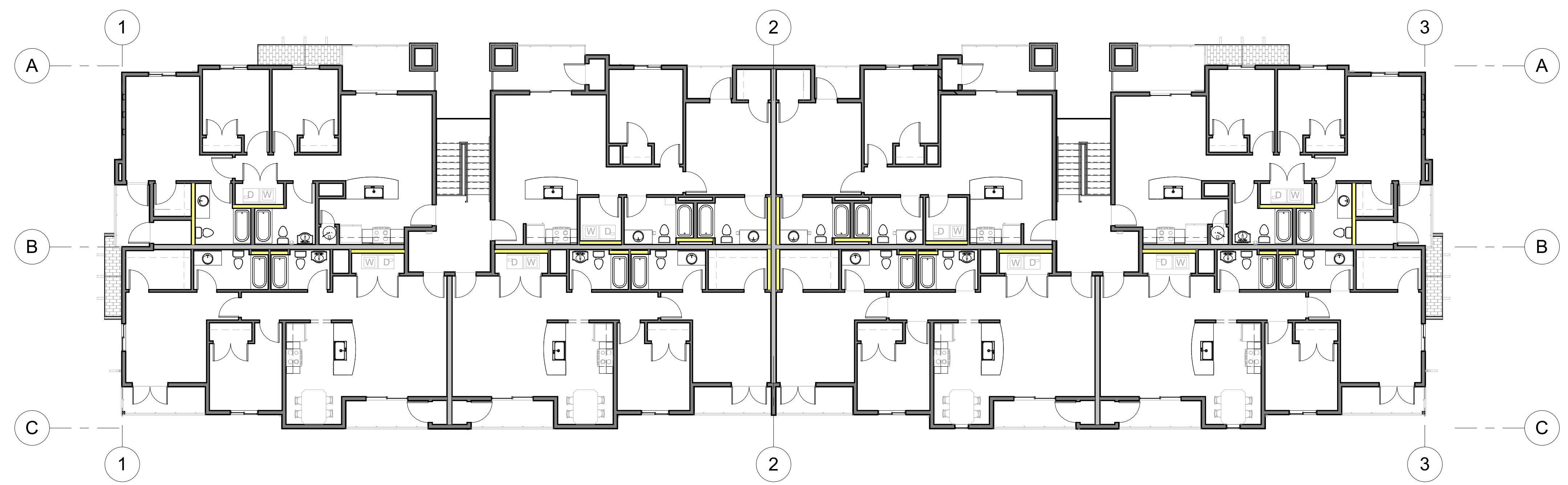
NO.	DESCRIPTION	DATE

24-Plex
Plans

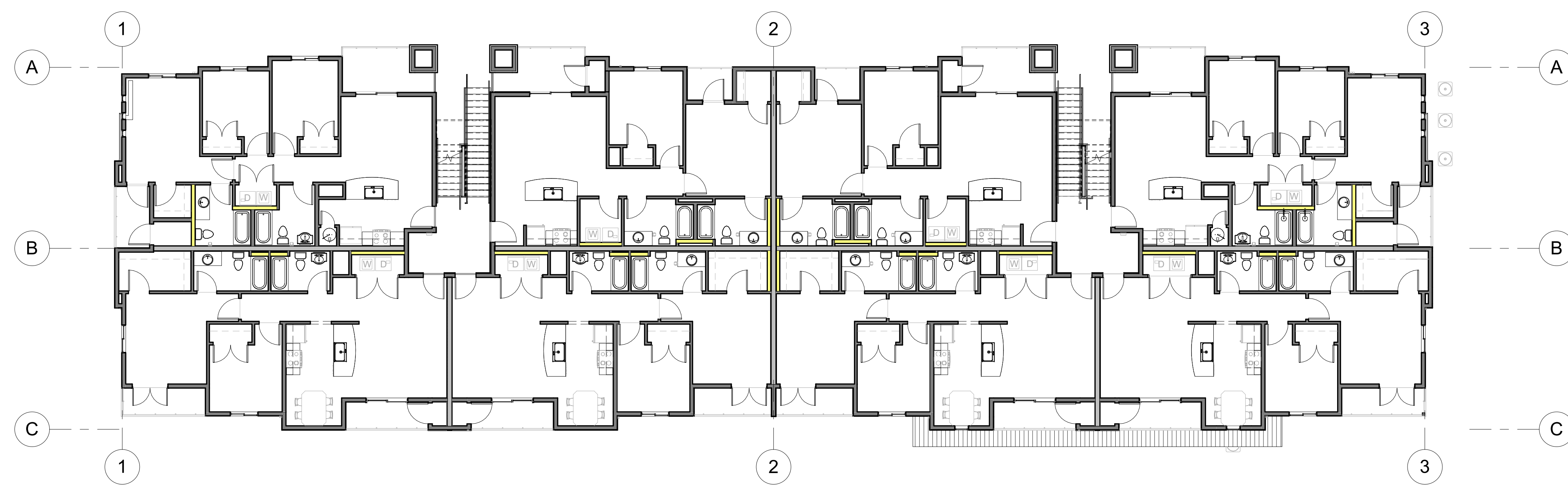
SHEET

A-100

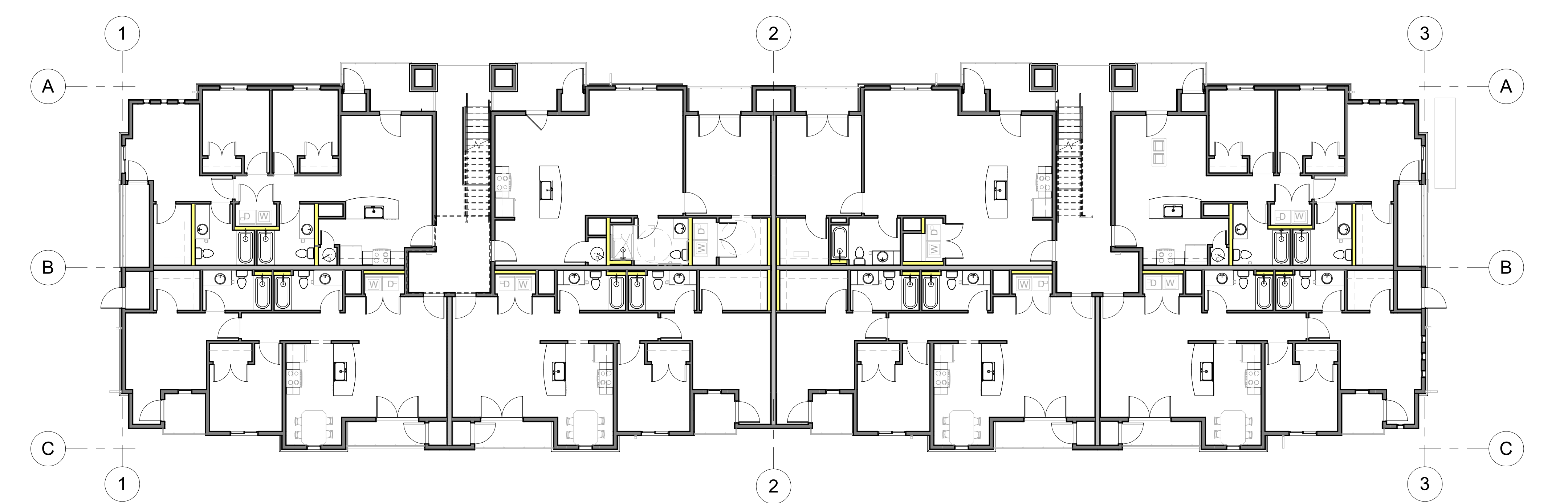
DATE 05.08.19
JOB NUMBER 19142
DRAWN BY Author



1 FLOOR PLAN 3
1" = 10'-0"



2 FLOOR PLAN 2
1" = 10'-0"



3 FLOOR PLAN 1
1" = 10'-0"



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF
NEUDESIGN ARCHITECTURE, LLC AND
IS NOT TO BE DUPLICATED WITHOUT
WRITTEN AUTHORIZATION.
© NEUDESIGN ARCHITECTURE, LLC



CLIENT: Cascade River Ranch
Multifamily 24-Plex
Cascade, ID

PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE

24-Plex Elevations

SHEET

A-101

DATE 05.08.19
JOB NUMBER 19142
DRAWN BY Author











