



June 4, 2019

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

Subject: The River District

The applications that have been submitted are an annexation, rezone, preliminary plat, and a planned unit development (PUD) application. As part of the development applications and process, the developer may request for certain exceptions from direct use of City Code. The submitted plan has been designed to minimize the impact to neighboring properties and native wetlands, while providing for a mix of uses. In doing so it has created certain challenges with the design, and there are certain areas within the City Code that may need additional clarification or exceptions to allow this type of use. The following is a list of exceptions the developer is requesting from current City Code:

1. **Cul-de-sac length for “Resort Court” and “Cascade Court”:** City Code requires that the maximum length of a cul-de-sac is 500-feet. The proposed length of both is approximately 750-feet. This exceeds the length due to an attempt to limit access on our main north south collector and limit the number of wetland crossings.
2. **Building Height:** City Code currently does not speak to 3-story multifamily buildings, but it does speak to high density. You cannot have high density without going up with a building. The developer is proposing a high-density product central to the development, that is in great demand in Valley County. The proposed height of the three-story building is 35-feet, the maximum height allowed by the two-story buildings within the development will be 35-feet. The exception is being requested because the three-story building will not negatively impact adjacent properties, nor will it exceed the building height of any other building within the development.
3. **Parking:** as noted by City Staff the code is inconsistent when it talks to parking in one area of the code it speaks to parking and requires two stalls per unit, in another area of code it asks for two per unit plus an additional 25-percent for guest parking. Good planning principals calls for two stalls per dwelling unit plus an additional 5-percent of the total parking for guest parking. Our proposal provides close to 9-percent additional guest parking or 76-guest parking stalls. The developer believes this to be more than adequate parking for the proposed multifamily portion of the development. All other uses will comply with City Code.
4. **Lot Size:** It is unclear how City Code speaks to townhouse units, it does talk to a duplex, and requires a duplex to be 6,000-square feet. For this matter we are requesting that the townhouse lot be allowed at 3,000-square feet, so

- they can be sold individually and provide for a mix use development. Also, the multifamily lots are below the required 9,000-square feet and the 39,000 square feet. For the four plex lots we are reducing the lot size so that we can keep the private road in its own lot and separate the building on its own lot so that the buildings could be owned individually. The buildings for the 24-plex units are being platted for the same reason. However, if we place these uses within a C zone, the exception would not be required.
5. **Set Backs:** In order to provide the varied product type and a high-end mixed-use development, we are requesting an exception to the City Code for our townhome units and our multifamily lots for setbacks. For the townhouse units City requires a 5-foot side yard setback which would not allow for the construction of this product type, we are also asking for front and rear exceptions for those units, as well as the alley setback of 20-feet. The river setback we are requesting to be 35-feet. Allowing the exception will provide for a greater street presence and a mixed used development that is recommended by the City's Comprehensive Plan. If it is determined that the multifamily portion of the development is to be located within the C zone, an exception of setback and area requirement will not be needed. The other traditional single family lots will adhere to City Code.
  6. **Storage Areas:** The single-family portion of this development will have lots adequately sized for the storage of recreational vehicles, and rules concerning the storage of those vehicles will be discussed in the CC&R's. It is not typical to provide storage in multifamily, townhomes, or cottage lots, and providing it would be aesthetically awkward. Should those units require the storage of a recreational vehicle they will be required to store it off-site. This exception is being requested for the sole purpose of providing a high-end mixed-use development that does not look awkward. There are outdoor storage facilities very near to this development that could be utilized for that purpose.

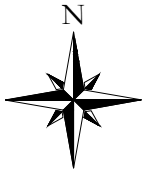
Our intention is to provide a project that will make a statement as you enter the City and purpose of the requested exception is to have a mixed-use product type and not do a typical "cookie cutter subdivision". By allowing these exceptions the City will have a true mix of uses and provide existing residents a highly needed housing product in Valley County. If there are any question or concerns with the requested exceptions, please do not hesitate to call me at (208) 871-7020, and I would be happy to discuss or provide additional information for them.

Sincerely,  
A Team Land Consultants

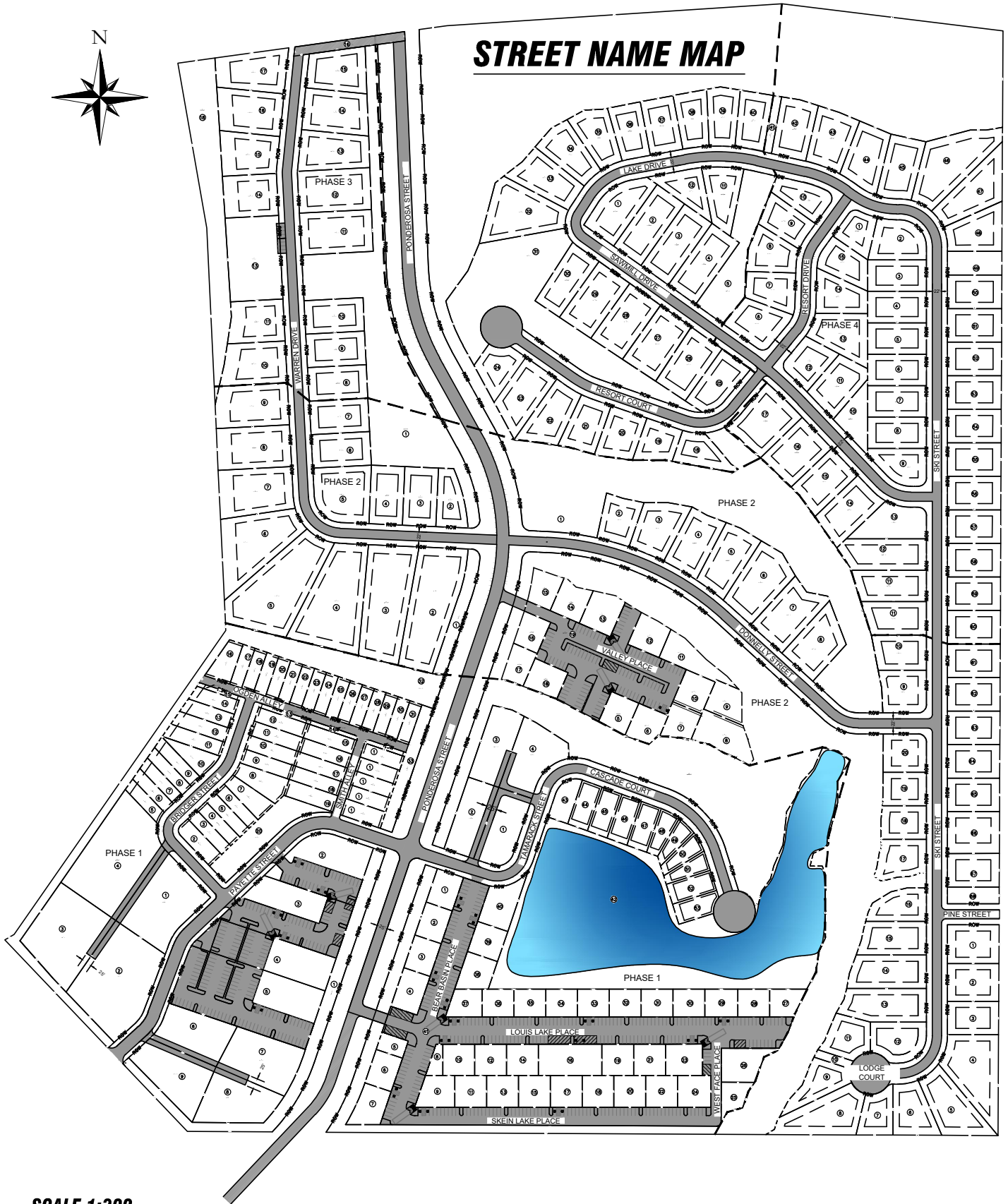


Steve Arnold  
Project & Real Estate Manager

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



# STREET NAME MAP



SCALE 1:300

## **THE RIVER DISTRICT**

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



## **A-TEAM**

Land Development & Real Estate  
Services

ESTIMATE OF TAX REVENUE GENERATION  
FOR  
**CASCADE RIVER RANCH**

STATE HIGHWAY 55  
CASCADE ID 83611  
Valley County, Idaho

4-Jun-2019

**Property Details:**  
**Section 31 T.14N R.4E**



**1785 Whisper Cove Avenue**  
**Boise, Idaho 83709**  
**208-871-7020**



Project Cascade River Ranch  
 Residential Lot Count 215

## ESTIMATE OF TAX REVENUE GENERATION

### ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,834	\$1,039,310
Water Hook-up Fee	\$1,694	\$364,102.50
Mechanical Fee-w/o Gas Fireplace-%25	\$93	\$4,999
Mechanical Fee-with Gas Fireplace-%75	\$128	\$20,640
Building Permit-Zoning Fee	\$40	\$8,600
Building Permit-Application Fee	\$30	\$6,450
Building Permit-Energy Fee	\$25	\$5,375
Building Permit-Average SF Fee	\$1,500	\$322,500
<b>6/4/2019 Preliminary Submittal-Application Fee</b>		<b>\$0</b>
<b>TOTAL ONE-TIME FEES</b>	<b>\$8,344</b>	<b>\$1,771,976</b>

### ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>	
Annual Water Fee	\$186	\$39,990	
Annual Sewer Fee	\$210	\$45,150	
Annual Highway User Tax	\$150	\$32,250	
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$117,390</b>	
<b><u>Annual Taxes</u></b>			
Assessed Property Value	<b>\$275,000</b>		
<u>Description</u>	<u>Levy</u>	<u>Per SF Home</u>	<u>Total</u>
Valley County	0.0016810860	\$462.30	\$99,394
City of Cascade	0.0069846250	\$1,920.77	\$412,966
School #422 Bond	0.0005392900	\$148.30	\$31,886
School #422 Supp	0.0008988160	\$247.17	\$53,142
School #422 Tort	0.0000124850	\$3.43	\$738
Cascade Cemetery	0.0000391090	\$10.75	\$2,312
Cascade RFPD	0.0000692526	\$19.04	\$4,095
Cascade Medical Center	0.0001001293	\$27.54	\$5,920
V.C EMS DIST	0.0002190310	\$60.23	\$12,950
<b>Total Annual Taxes</b>		<b>\$2,899.55</b>	<b>\$623,404</b>



Project Cascade River Ranch  
 Commercial Lot Count 12

## ESTIMATE OF TAX REVENUE GENERATION

<b>ONE-TIME FEES</b>			
<u>Item</u>	<u>Per Lot</u>	<u>Total</u>	
Sewer Hook-up Fee	\$8,500	\$102,000	
Water Hook-up Fee	\$4,500	\$54,000	
HVAC (\$1,019/commercial lot)	\$1,019	\$12,228	
Building Permit-Zoning Fee	\$40	\$480	
Building Permit-Application Fee	\$30	\$360	
Building Permit-Energy Fee	\$25	\$300	
Building Permit-Average SF Fee	\$4,500	\$54,000	
Preliminary Submittal-Application Fee		\$0	
<b>###</b>	<b>\$18,614</b>	<b>\$223,368</b>	

<b>ANNUAL TAXES AND FEES</b>			
<u>Annual Fees</u>		<u>Per Lot</u>	<u>Total</u>
Annual Water Fee		\$250	\$3,000
Annual Sewer Fee		\$450	\$5,400
Annual Highway User Tax		\$250	\$3,000
<b>Total Annual Fees</b>		<b>\$950</b>	<b>\$11,400</b>
<b>Annual Taxes</b>			
Assessed Property Value*	\$6,769,140		
<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	
Valley County	0.0016810860	\$11,380	
City of Cascade	0.0069846250	\$47,280	
School #422 Bond	0.0005392900	\$3,651	
School #422 Supp	0.0008988160	\$6,084	
School #422 Tort	0.0000124850	\$85	
Cascade Cemetery	0.0000391090	\$265	
Cascade RFPD	0.0006925260	\$4,688	
Cascade Medical Center	0.0010012930	\$6,778	
V.C EMS DIST	0.0002190310	\$1,483	
<b>Total Annual Taxes</b>		<b>\$81,691.75</b>	

\*Property Value is a weighted average based on Value/SF of comparable Commercial properties in Cascade. For properties with a footprint of <25,000 sf the estimated Value/SF is \$125/sf. For properties with a footprint of >25,000 sf the estimated Value/SF is \$100/sf. Total square footage assumed is 64,468, which is 20-percent coverage of 7.4-acres of commercial at an average of \$105/square foot value.





Project  
Multifamily

Cascade River Ranch  
52

## ESTIMATE OF TAX REVENUE GENERATION

### ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$8,000	\$416,000
Water Hook-up Fee	\$4,000	\$208,000
Mechanical Fee-w/o Gas Fireplace-%25	\$93	\$4,836
Mechanical Fee-with Gas Fireplace-%75	\$128	\$6,656
Building Permit-Zoning Fee	\$40	\$2,080
Building Permit-Application Fee	\$30	\$1,560
Building Permit-Energy Fee	\$25	\$1,300
Building Permit-Average SF Fee	\$3,000	\$156,000
<b>6/4/2019 Preliminary Submittal-Application Fee</b>		<b>\$0</b>
<b>TOTAL ONE-TIME FEES</b>	<b>\$15,316</b>	<b>\$796,432</b>

### ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$400	\$86,000
Annual Sewer Fee	\$450	\$96,750
Annual Highway User Tax	\$200	\$43,000
<b>Total Annual Fees</b>	<b>\$1,050</b>	<b>\$225,750</b>

<u>Annual Taxes</u>		<u>Per Lot</u>	<u>Total</u>
<u>Description</u>	<u>Levy</u>		
Assessed Property Value	\$575,000		
Valley County	0.0016810860	\$966.62	\$50,264
City of Cascade	0.0069846250	\$4,016.16	\$208,840
School #422 Bond	0.0005392900	\$310.09	\$16,125
School #422 Supp	0.0008988160	\$516.82	\$26,875
School #422 Tort	0.0000124850	\$7.18	\$373
Cascade Cemetery	0.0000391090	\$22.49	\$1,169
Cascade RFPD	0.0000692526	\$39.82	\$2,071
Cascade Medical Center	0.0001001293	\$57.57	\$2,994
V.C EMS DIST	0.0002190310	\$125.94	\$6,549
<b>Total Annual Taxes</b>		<b>\$6,062.70</b>	<b>\$315,260</b>



Project **Cascade River Ranch**  
503 Total Units

## ESTIMATE OF CITY IMPACT

City Services Impacted					
	<u>Item</u>	<u>Budget</u>	<u>Per Unit</u>	<u>Dev. Addition</u>	<u>Site Impact</u>
	Police	\$228,774	\$254	216	\$54,864
	Fire District	\$315,000	\$105	216	\$22,680
	School District	\$2,600,000	\$6,700	50	\$335,000
	Sewer	\$375,547	\$645.27	431	\$278,111
	Water	\$251,929	\$398.62	431	\$171,806
	Roads: snow removal	\$20,000	\$1,000	3	\$2,700
	Trash		\$13	250	\$3,347.50
	Emergency Services	\$300,000	\$100	280	\$28,000
<b>6/4/2019</b>	City Administration	\$249,663	\$265.88	53	\$14,092
<b>TOTAL CITY SERVICE IMPACT</b>		<b>\$4,340,913</b>	<b>\$9,482</b>		<b>\$910,601</b>

<b>TOTAL ONE TIME FEES</b>	\$2,975,568
<b>TOTAL ANNUAL FEES</b>	\$354,540
<b>TOTAL ANNUAL TAX REVENUE</b>	\$1,093,108
<b>TOTAL FEES</b>	<b>\$4,423,216</b>

**Key Notes:**

1. There are approximately 934 permanent resident.
2. Fire Budget is \$315,000 for 3,000 residents within the District
3. School Budget for current school year is \$2,600,000, for approximately 200 students.  
There is an average cost of \$6,700/student in Idaho.
4. The existing snow removal is \$20,000/year with approximately 20 miles of roads
5. There are 582 sewer connection
6. There are 632 water connections.
7. Population is based on 939 residents
8. Single Family and Cottage Units is 168 with a 30-percent impact, 70-percent secondary homes
9. Total Townhome units is 47 units with a 30-percent impact, 70-percent secondary homes
10. Total Multifamily units is 288 with a 75-percent impact, this is a national average
11. There is approximately 2.7 miles of new paved roads
12. City Administration is impacted by 10-percent of the total units