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**DATE:** June 6, 2019  
**TO:** Steve Arnold, A-Team  
**FROM:** City of Cascade  
**SUBJECT:** **The River District (formerly Cascade River Ranch)**

The City of Cascade has reviewed the A-Team's Submittal of Requested Exceptions for [now] The River District Planned Unit Development [formerly Cascade River Ranch]. The following determinations and comments apply:

- 1) **Cul-de-sac length for "Resort Court" and "Cascade Court":**
  - a) Cascade Rural Fire Department ("CRFD") is not in favor of allowing cul-de-sac lengths *in excess* of 750-feet, and as the responding agency the City yields to their discretion. Request for any cul-de-sac to exceed 750-feet in length is therefore denied.
  - b) CRFD and the City will allow for an exception of cul-de-sac length from 500-feet up to 750-feet, so long as all related requirements are also met: Per Appendix D "Fire Apparatus Access Roads, Table D103.4", any cul-de-sac exceeding 500-feet in length, up to 750-feet, are required to be 26-feet wide, edge of pavement to edge of pavement. Additionally, the cul-de-sac bulb will be required to be 96-feet in diameter, per D103.1 of the same document.
- 2) **Building Height:**
  - a) This request must be denied due to the fact that CRFD is not equipped to respond to fires or emergencies exceeding 25-feet in height. The Department has 35-foot ladders, and per IFSTA (International Fire Service Training Association), responders are required to have no less than 3-5 rungs above the roofline; this means CRFD would be required to have 40+-foot ladders (giving allowance to roof pitches). Additionally, assuming CRFD had 40+-foot ladders the volunteer firefighters have not received the specialized

training required to serve at this level, nor do they have the auxiliary equipment necessary to support the 40+-foot ladder service.

3) **Parking:**

- a) The City will need to revisit this Exception Request once all other details are adequately addressed and represented in the Plat (most specifically roadways, lot sizes and setbacks).

4) **Lot Sizes:**

- a) The Townhome lot widths have already been recommended for approval at 30-feet wide as requested; as long as there is adequate depth to the lot to allow for the 20-foot deep driveway in addition to complying with the setbacks as recommended in the City Comments dated May 17, 2019, a 3,000 sq.ft. lot would be considered for approval.
- b) The City had requested an exhibit showing lot lines as required by Code (during May 20, 2019 meeting), and how the lot lines would cross over and intersect in the given area; this document was requested and is still being requested to demonstrate the need for the City to approve a request that contradicts Code.
- c) The City will not rezone residential areas to Zone C.

5) **Setbacks:**

- a) The setback table as provided by the City in the City Comments dated May 17, 2019 (and as shown below) shows the request for Townhomes specifically being allowed.
- b) The City acknowledges the request for Exception on other setbacks but **the table as shown below illustrates the minimum the City is willing to recommend for approval;** allowing the setbacks as requested for exception would go directly against the Comprehensive Plan components and would create potentially unsafe, and unsightly community design.
- c) The Riverside Setback is still under review with outside Agencies; this item is TBD.
- d) The City will not rezone residential areas to Zone C.

Setbacks:

UNIT TYPE	FRONT	REAR	SIDE
Single Family	20'	20'	15'
Cottage	15'	15'	5'
Townhome	15'	10' <sup>a</sup>	0' inside / 5' outside <sup>b</sup>
Multi-family	15'	10'	10'

Commercial	15'	0'	0'
Riverside	-	TBD	

<sup>a</sup> Except where rear setback is riverside, then riverside setback applies

<sup>b</sup> Updated from first set of City Comments

6) **Storage Areas:**

- a) Storage areas may not be “typical” in non-resort areas like the Treasure Valley, however due to the lifestyle of residents of the City of Cascade, storage area requirements are a pertinent City Code. With good planning and design there is no reason the integration of storage would be “aesthetically awkward”; the City Staff have contemplated numerous options in design as solutions to this problem and can be available to provide recommendations if Application wishes.
- b) A Planned Unit Development of this scale cannot depend upon off-site facilities to support the development; providing storage is a Code requirement and one that must be met for orderly growth and expansion of the community.
- c) Given the above considerations, and given that other solutions have been identified and are available, this exception request must be denied.

Thank you.



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 out door 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  
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Stephen Bradbury