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DATE: June 7, 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 2nd Applications Submittal of [now] The River District Planned Unit Development [formerly Cascade River Ranch]. The gray shaded comments have been addressed and no longer apply. The comments with showing **supplementary information (in red)** still apply and will be required to be fully addressed no later than 5:00 p.m. on Tuesday, June 11, 2019 in order for staff to make recommendations for the June 17, 2019 P&Z Commission Hearing:

COMMENTS SPECIFIC TO NARRATIVE

A. Summary Section

1. Applicant's response to City Comment is not responsive. Required: **reference those sections of the Comprehensive Plan that relate to the proposed development**, providing detail as to how the proposed development meets the goals, objectives and requirements as set forth in that particular section.

6/7/19: City acknowledges Applicant submitted a Draft Staff Report but that document is considered non-responsive. The Draft Staff Report did not answer the question as to how the Applicant believes the PUD aligns with the Comprehensive Plan. Staff tried to extrapolate the Applicant's intent from the Draft Staff Report but the content of the Draft Staff Report did not provide necessary substance. **The City is experiencing a lot of public concern over how the proposed PUD fits within the community and the Comp Plan and is therefore requiring the Applicant to answer the question and provide the details required.** If the Applicant is unsure of how to perform this step it is advised to contact the Contract Planner for direction.

2. As per CCC 3-2-6-C-6 Planned Unit Development Subdivisions require: "Storage areas shall be provided for the anticipated needs of boats, campers and trailers....one adequate space shall be provided every one living unit." City requires developer to show area(s) for storage of recreational vehicles per Code.

6/7/19: The Applicant requested not to provide storage as an Exception to Code. The City responded to all Exception Requests in a letter dated 6/6/19. This response explained in detail why that Exception Request is denied. The Plat must include storage as required by Code for consideration of approval. The City would welcome the Applicant to work with City Staff/Contract Planner to determine areas for inclusion that would ensure high end, quality aesthetics of the PUD.

3. Per CCC 3-1-12-A-7(j): City Code requires a minimum of two (2) spaces per residential dwelling unit. CCC 3-2-6-C-7: City Code requires one (1) additional space for every three (3) dwelling units in Planned Unit Development Subdivisions. Ensure adequate number of ADA parking spaces including ramps. Correct required parking counts on Plat.

6/7/19: Once storage, roadway widths, lot sizes and setbacks are addressed and reflected on the plat per City Comments and Code requirements, parking counts will be assessed and responded to.

B. Access to State Hwy 55 Section

1. Preliminary Plat and PUD acceptance will be subject to ITD's approval of the Traffic Impact Study.
2. At this time City does not desire to accept roadways, but will consider accepting roadways with conditions. Conditions will be negotiated between the City and the Developer and shall be included as a Development Agreement item. In the interest of moving the Preliminary 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. Reference Item #H-14 below for more roadway comments.
6/7/19: See Note #I-14.
 - b. Developer's narrative response to this item does not match the revision on the Plat. As either revision meets with City Code, City will accept either the change as detailed in the narrative (shorten the cul-de-sac), or the revision as shown on Plat dated May 10, 2019 (K Place east of B Street as a loop connecting with B Drive).
6/7/19: See Note #I-14.
 - c. City has not received all additional comments from Agencies and will provide them to developer as soon as they are received.

C. 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). Developer has committed to providing descriptions for the different zones.

6/7/19: Applicant did not submit the descriptions in either the First or Second City Comments. City received a phone voicemail message from the Applicant's Surveyor, with City's call not returned. It is the Applicant's responsibility to provide these descriptions.

D. Design Considerations Section

1. Floodway, floodplain and wetlands concerns that the City has will be addressed in the Development Agreement as appropriate; all other considerations that relate to floodway, floodplain and wetlands will be conditional upon Agencies' stipulations and permitting for Final Plat.

E. Amenities and Open Space Section

1. The City will not enforce the CC&Rs but will require review of CC&Rs for inclusion of certain items of concern to the City which will be a condition of Final Plat approval.

F. Impact Statement Section

1. Per CCC 3-2-6-E-1(a-d): It is required by Code for developer to "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". The spreadsheet mentioned in developer's response to first Comments was not attached. Provide spreadsheet and report.
2. Show secondary access for approval of Preliminary Plat and PUD. A secondary access cannot be placed as a condition of Final Plat approval.
6/7/19: A secondary access is shown crossing over abutting property to the south. The roadway is shown shaded/hatched with no description in the Legend as to what the shading indicates.
 - Explain the meaning of the shading/hatching.
 - The City is determining if Idaho Transportation Department will allow the proximity of the two (2) separate accesses. If ITD does not approve the secondary access location Applicant will be required to show a different secondary access with permissions/approvals.

COMMENTS SPECIFIC TO INDIVIDUAL APPLICATIONS & PLAT

G. Rezone Application

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

6/7/19: Applicant did not submit the descriptions in either the First or Second City Comments. City received a phone voicemail message from the Applicant's Surveyor, with City's call not returned. It is the Applicant's responsibility to provide these descriptions.

H. Land Use Application

1. The Land Use Application is unsigned; per CCC-3-2-3-4 application shall submit fully signed application.

I. Preliminary Plat & Application

1. An 8 ½" x 11" of the Plat was submitted. Per Checklist submit an 8 ½" x 11" - 300-scale drawing of the proposed subdivision **showing only the street names and lots.**
2. Per CCC 3-2-3-C-4, proposed street names must be provided on Preliminary Plat for approval. Street names must comply with Code Title 8 Chapter 5.
3. Per Preliminary Plat Checklist, provide list of names and addresses of all property owners with 300-feet of the property lines. Developer's response to first Comments indicated it was attached and it was not.
4. For roadways that 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. To be clear: Show all easement lines in all areas of the Plat. Show building envelope on all buildable lots including alley-load, townhome and cottage lots; currently some are shown and some are not.

5. Correct Lot Sizes.

The lot sizes as shown below indicate what the City is willing to approve. Any deviations from Code will be recorded in the Development Agreement.

- a. 24-Plex lot required to be a minimum of 39,000 s.f. per CCC 3-1-8-D-2(f-g).
- b. Fourplex lot required to be a minimum of 9,000 s.f. per CCC 3-1-8-D-2(d).
6/7/19: This item is covered in more detail in the Exception Request Response dated 6/6/19 from the City. An exhibit was requested of the Applicant and it has not been submitted. The request stands if the City is to approve the lot size Exception Requests for the multi-family lots in Item a and b.
- c. Single family lots - including Cottage lots and alley lots - are required to be a minimum of 5,000 s.f. per CCC 3-1-8-D-2(a).
6/7/19: Four (4) of the Cottage lots do not meet the 5,000 s.f. requirement.
- d. Recommended minimum lot width - front and rear - for single family, cottage and alley-load lots should be no less than 35' wide. Townhome units should be no less than 30' wide. Measured at the front and rear property lines.
6/7/19: Four (4) of the Cottage lots do not meet the rear lot width of 35' wide.

- e. Corner alley-load lots shall be a minimum of 40' wide, front and rear, measured at front and rear property lines.
- f. All alley-load 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. This requirement will serve to meet parking and storage minimum requirements per Code: CCC 3-1-12-A-7(j) and CCC 3-2-6-C-6. Four (4) examples are shown at the end of this document as **Exhibit 1**.

6/7/19: The alley-load/rear-load units seem to have been removed. It appears that the townhome lots are not facing a public roadway but a private alley. Applicant has stated that all roadways are intended to be public; therefore:

- The roadway at all townhome lots must be designed per Code (reference Item 14a of this document) at 26' pavement width.
- All townhome lots shall meet the 20' driveway depth mentioned in Item "f" above to meet Code: CCC 3-1-12-A-7(j) and CCC 3-2-6-C-6.

6. Setbacks shall be a minimum of:

UNIT TYPE	FRONT	REAR	SIDE
Single Family	20'	20'	15'
Cottage	15'	15'	5'
Townhome	15'	10' ^a	0' inside / 5' outside ^b
Multi-family	15'	10'	10'
Commercial	15'	0'	0'
Riverside	-	75' TBD	-

^a Except where rear setback is riverside, then riverside setback applies

^b Updated from first set of City Comments

6/7/19: The City has determined that the setbacks as shown in the Table above are the minimum setbacks that will be recommended to the Commissioners. City is awaiting response from Army Corps of Engineers for Riverside setbacks (which may be split into two (2) separate categories for Townhomes and for Estate Lots).

- 7. Once lot sizes and setbacks are accurately adjusted on the Plat, parking and storage counts will be re-reviewed by Staff.
- 8. Note #2: Clarify language on this note, it is unclear. Show all easement lines on all lots with dimensions; include line type in Legend.
- 9. Note #4: Add "...which will be served by water contained within the subdivision, and maintained by the HOA. Irrigation water will not be served by City water."
6/7/19: This language still needs to be included in the Notes of the Plat. It appears that it will now be Item #3.

10. Identify what "GLO" lines are.
11. Darken the font showing Block numbers. They are difficult to discern.
12. Create a loop street connecting B Street westward to K Place between lots 10 and 11, Block 4. This will solve the issue of cul-de-sac length and allow for B Street infrastructure. B Street can be expanded to future phases at time of future phase development.
6/7/19: A loop street was created at the northernmost point of the Plat which the City will accept. The Applicant is to identify what the shading/hatching indicates in the Legend.
13. Roadway sections must show infiltration at borrow ditches.
14. Correct the roadway widths and right-of-way widths.
 - a. Local Streets: Plat shows dimensions of 22' pavement width, with 50' ROW. CCC 3-2-4-D-1 (with reference to the Comprehensive Plan) dictates pavement width of 26', with ROW of 60'.
 - b. Minor Arterial (A and B Streets): Plat shows dimensions of 29' pavement width, with 50' ROW. CCC 3-2-4-D-1 (with reference to the Comprehensive Plan) dictates pavement width of 34', with 100' ROW.
6/7/19: The roadway widths must be corrected. Roadway widths will not be a "Condition of Approval". The roadway widths impact too much of the Plat design and will be considered more than 10% change to the Plat, meaning the Plat cannot be approved as-is.
15. Bicycle path on roadways cannot be included within the 34' pavement width; 5' bicycle path as detailed in Section must be additional pavement width to the 34' required for the roadway making pavement width 39' on minor arterials. Illustrate bicycle path dimension on the plan view.
6/7/19: To be included with Item 14b above.
16. Modify how lots 7-10, Block 1 are accessed. It is not in the public's best interests to require commercial patrons to travel through residential/private parking facilities. Suggestion shown on Plat redlines.
6/7/19: City acknowledges the commercial approach has been moved. City is in the process of determining whether the distance from the Highway intersection meets Idaho Transportation Department standards. This item may need to be revised by Applicant.
17. Provide reasoning for lot lines encroaching beyond the high water mark in the Payette River for Lots 9-16, Block 3. Plat cannot be approved with lot lines as shown out beyond the high water line without satisfactory rationale.
6/7/19: High water mark disappeared from Legend - replace in Legend.
18. Add secondary emergency access for entirety of development. This item will not be a condition passed through for Final Plat approval. Roadways and accesses are one of the most critical aspects of any development, even more so with a PUD and must be shown for

Preliminary Plat and PUD approval.

6/7/19: See response on item F2 of this document.

19. Though not required per Code, City requests submittal of all record survey data utilized for the design of the plat, including accretion survey. This requirement is in reference to item #17 above.
6/7/19: It is noted that this documentation has not been provided. The City is concerned that the Applicant is not working from recent survey data which puts the Applicant and the City at risk. This documentation must be provided.
20. Provide source of wetlands data (Delineation study or USGS?) and indicate the format utilized (imported with CAD?). Show distances of wetlands area on buildable lots.
21. City acknowledges developer's willingness to hold a working meeting.
22. Regarding the request for developer to plant vegetation along the equivalent of 40% of the total river lot frontage during construction of Phase 1 of development, this item will not hold up Preliminary Plat approval but may be listed as an item in the Development Agreement.
23. CCC 3-1-8-F restricts the height of buildings within the R-3 Zone to a limit of 2-stories, therefore the 3-story multi-family structures (24-plexes) as depicted in the elevations cannot not be approved.
6/7/19: This item was addressed in the Exceptions Request response. Due to Fire Marshal/CRFD the proposed 3-story building cannot be approved.
24. See redlines on Preliminary Plat sheets.
 - a. Cross access easements need to be shown on M Place 4-Plexes, east side. Easement(s) need to provide legal access (in perpetuity) that cannot be vacated in the future except without the express approval of City Council.
 - b. Show "No Build Zones" with dimensions on buildable lots where there are wetlands.
 - c. The radii at the Alley-load ROW seem sharp. Show radius on all alley-load ROW corners. AutoTURN data may be required for acceptance as shown.
25. Annexation is recommended to be approved only if the PUD and Preliminary Plat are approved.
26. Preliminary Plat and Planned Unit Development approval is subject to successful execution of a Development Agreement.
27. Rezone, Preliminary Plat and Planned Unit Development approval is subject to comments and requirements contained in this document, as well as the first round of City Comments dated May 3, 2019; as approved by Planning & Zoning Commission.

This likely is not 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 thorough evaluation and therefore more items may be discovered and/or identified as needed as new information is provided.

Once all comments have been addressed submit:

1. One email submittal of the entire response packet and revised plat, to the Mayor, the City Clerk, the City Attorney and the City Planner (contract). If necessary, utilize a file transfer system like DropBox which is free to use.
2. Three (3) full size hard copy sets, one electronic set in reduced PDF format (jump drive or disc), and one reduced-size (8 ½ x 11) set to the City of Cascade, and the same to the contracted City Planner in Meridian.

6/7/19: If and/or when revisions are made be sure to provide THREE (3) HARD COPY SETS of the revised Plat to both the City of Cascade offices and Contract Planner's office in Meridian.

3. All items must be submitted together, not in separate pieces / documents / emails / days.

Important note: As advertised the Cascade Planning and Zoning Commission has the rest of the PUD application scheduled for Public Hearing on May 20, 2019. As there still remains a number unaddressed points, Staff will recommend to the Commission to table until all points are adequately answered (per City Code) by the Applicant. However, the decision to conduct the hearing or table rests with the Planning and Zoning Commission.