

**Staff Report  
Cascade River Ranch  
ANNEX-19-01**

Staff: Heather M. Soelberg  
Public Hearing: July 8, 2019  
Applicant: Steve Arnold, A-Team Land Development & Real Estate  
Owner: Cascade River LLC  
Location: North-east of Highway 55, adjacent to the Payette River  
Size of Site: 121.17 acres  
Existing Zone: Mixed Use (MU)  
Proposed Use: Mixed Use Subdivision

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This Staff Report is for the Public Hearing for July 8, 2019 called by City of Cascade Regular City Council meeting. Public Hearing.

**REQUEST**

Steve Arnold, A-Team Land Development & Real Estate (hereby “Applicant” or “Developer”) made a request for approval of a mixed-use development for The River District fka River Ranch Subdivision. The application packet consisted of an Annexation Application, Rezone Application, Planned Unit Development Application and a Preliminary Plat Application.

The development consists of: (i) 7.47 acres of commercial use; (ii) 13.7 acres of multi-family use; (iii) 36.2 acres of single-family use; and (iv) 34.4 acres of open space. The subject property is located northeast of Highway 55, adjacent to the Payette River along the southern bank. The property is further described as W/2 E/2; NE4 NW4; GOV'T. LOTS 1, 2, & 5; GOV'T. LOT 6, LYING N. AND E. OF HWY. 55 S31 T14N R4E.

**BACKGROUND**

**ANNEXATION AND INITIAL ZONING DESIGNATION**

The applicant is requesting annexation of the 121.17 acres currently zoned as MU. The site is located outside of the City limits within the area of impact and is currently used as agricultural/grazing land. The property is contiguous with existing City limits to the west (at the river point, wherein the river is not considered a separator). The applicant has requested the property be initially zoned in portions to R-3, and after Staff recommendation, portions to C.

**PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAT** (*Applicant narrative*):

The site is situated on and accessed from State Highway 55, the major corridor into the City of Cascade. The developer wishes to create a sense of place as you enter the City. The fact that the site is situated within a floodplain and floodways, is abutting the Payette River, and contains a large amount of wetlands creates challenges to develop; but the developer and owners believe these features can become great amenities to the project.

The residential portion of the property includes 158 estate lots, 10 cottage lots, 47 townhouse lots and 51 multifamily lots (47 '4-plex' lots and 4 apartment lots); this equates to a total of 499 individual residential units. The commercial portion of the property includes 12 separate commercial lots on approximately 7.47 acres. The gross density of the areas ranges from 1.9 du/ac (dwelling units per acre) for a single family up to 22 du/ac for the multifamily.

The multifamily component of the project can provide needed housing for the valley, and commercial will be developed as the project progresses. High-end estate lots will be created along with Payette River, and will most likely consist of second homes and/or vacation homes. Other residential development such as townhomes, cottages and standard single-family residential lots will also be developed.

All wetland areas will consist of a pedestrian pathway system near or adjacent to open rail fencing. There will be CC&R's and an Architectural Control committee, a uniform design scheme and color scheme will be implemented. The HOA will maintain all common areas through imposed assessments. Access to the commercial lots will be via approaches off the main collector. As with the residential portion of

development, there will be CC&R's along with an Architectural Control committee, a uniform design scheme and color scheme will be implemented. A separate association will maintain all common areas through imposed assessments.

**STAFF COMMENTS:**

See the previous Staff Report dated May 28, 2019, Staff recommends continuing the Annexation hearing at such time that the previously agreed timeframe for hearing the application can be met.

**Attachments:**

Staff Report dated May 28, 2019

**Staff Report**  
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Staff: Carrie Rushby  
Public Hearing: May 28, 2019  
Applicant: Steve Arnold, A-Team Land Development & Real Estate  
Owner: Cascade River LLC  
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The applicants are requesting annexation into the City to develop a mixed-use development in a flood plain with 7.47 acres of commercial use, 13.7 acres of multi-family use, 36.2 acres of single-family use, and 34.4 acres of open space.

**FINDINGS**

1. The application was submitted on January 22, 2019.
2. Notice was published in the Star News on January 31, 2019 & February 7, 2019. Agencies and property owners and were noticed by letter on February 4 & 5, 2019. The site was posted on February 11, 2019.
3. The Planning and Zoning Commission held a public hearing on February 19, 2019 at Cascade City Hall.

**STAFF COMMENTS:**

- 1) A few neighbors of the adjoining properties came in to City Hall to further review the file.
- 2) Staff received a letter from adjacent land owner David Little of Little Enterprises, LLLP who states he is in favor of the development with a couple of comments for consideration:

- a. Preservation of easements for future connectivity of city services, roads and utilities (water, sewer, power) to the adjacent lands from the proposed development.
  - b. If the subdivision streets are going to be public roads having them connect to neighboring lands will enhance future neighborhood connectivity.
  - c. Ensure water drainage is preserved so we don't run into future issues.
- 3) Staff received a phone call from adjacent property owner Lawana Stevens.  
Mrs. Stevens concerns are:
  - a. Their property being annexed into the City, as their property is currently receiving an ag exemption and they generally have a few cows on their property.
  - b. Has concerns with the size of the development, as she said there are a few other subdivisions in the area that aren't being utilized. Doesn't want to see this happen.
- 4) Staff received a letter from Trevor Howard, Project Engineer, Horrocks Engineering, on February 11, 2019 stating he recommends approval of the preliminary plat satisfactorily addressing the following comments:
  - a. In order for the City to provide adequate services, the applicant shall submit a more detailed phasing plan to indicate the number and type of lots in each phase and estimate construction timeline for each phase.
  - b. Clearly indicate if it's the applicant's intent to connect to City water & sewer services.
  - c. Verify that water system connected to River Ranch Development can provide adequate fire flows by use of a water model.
  - d. Enhance the appeal and value of the development by ensuring that the bike/pedestrian path network is fully connected. Some or all of the roadways may need shared use shoulders, sidewalk, or separated paths to provide a fully connected bike/pedestrian network.
  - e. 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. All roadways and intersections shall be designed to accommodate emergency vehicles, e.g. fire truck. All dead-end roadways shall have a hammerhead or cul-de-sac designed to accommodate emergency vehicles.
  - f. Applicant shall provide a copy of the final grading plan approved by FEMA prior to approval of Final Plat.
  - g. 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.
  - h. 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.

- i. 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.
  - j. Applicant shall obtain an approved ITD permit for all approaches to Highway 55 prior to approval of the Final Plat.
- 5) Staff received a letter from Aaron Scheff, Regional Administrator, Department of Environmental Quality on February 14<sup>th</sup>, with the following comments:
- a. 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 ask the Cascade Planning & Zoning to strongly consider setbacks if and when this subdivision is platted.
  - b. There is information provided on each of the following, offered as general comments to use as appropriate:
    - i. Air Quality – Please review IDAPA 58.01.01 for all rules on Air Quality
    - ii. Wastewater and Recycled Water –
      - 1. DEQ recommends verifying that there is adequate sewer to serve this project prior to approval.
      - 2. Review IDAPA 58.01.16 and IDAPA 58.01.17 rules regarding wastewater and recycled water to determine whether this or future projects will require separate permits as well.
      - 3. All projects for construction or modification of wastewater systems require preconstruction approval.
      - 4. DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible.
    - iii. Drinking Water
      - 1. DEQ recommends verifying that there is adequate water to serve this project prior to approval.
      - 2. Review IDAPA 58.01.08 regarding public drinking water systems.
      - 3. All projects for construction or modification of public drinking water systems require preconstruction approval.
      - 4. DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system.
    - iv. Surface Water
      - 1. A DEQ short-term activity exemption from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water.
      - 2. Contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System Permit.

3. If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices to assist in the protection of Idaho's water resources.
- v. Hazardous Waste & Ground Water Contamination
    1. The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated.
    2. No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site.
  - vi. Water Quality Standards
    1. 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.
    2. Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04.
  - vii. Ground Water Contamination.
    1. DEQ requests that this project complies with Idaho's Ground Water Quality Rules (IDAPA 58.01.11).

Mr. Scheff closed by saying they look forward to working you in a proactive manner to address potential environmental impacts that may be within our regulatory authority.

- 7) Staff received a letter from Eric Gerke, Project Manager, Regulatory Division of the U.S. Army Corps of Engineers. They have reviewed the applications for Cascade River Ranch and have the following comments:
  - 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.
  - The USACE will be issuing an Approved Jurisdictional Determination for the updated wetland delineation report in the next couple of weeks for this parcel of land.
  - 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.
- 9) Letter received from Steven Hull, Cascade Rural Fire Protection District with the following comments:
  - a) All roads shall be built to City of Cascade standards or Section 503.2 IFC 2015.

- b) All dead-end road and cul-de-sac shall meet the requirements in IFC Appendix D Figure D103.1 (attached).
- c) Fire flow for buildings shall meet the requirements in IFC (Appendix B) attached.
- d) Fire hydrant location shall meet the requirements in IFC Appendix C (attached).

**Conditions of Approval:**

Planning and Zoning will be holding another public hearing on all the applications on June 17, 2019.

Staff recommends not to approve the annexation until the PUD and preliminary plat are approved.

**Attachments:**

- Application along with maps
- Emails from CDH, David Little, Horrocks Engineering and DEQ and Army Corps of Engineers, Steven Hull, Fire Chief

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**Attachments:**

- Application along with maps
- Emails from CDH, David Little, Horrocks Engineering and DEQ and Army Corps of Engineers, Steven Hull, Fire Chief



January 18, 2019

Mrs. Carrie Rushby  
Planning and Zoning Administrator  
City of Cascade  
P.O Box 649  
Cascade, Idaho 83634

Dear Carrie:

Subject: Cascade River Ranch Preliminary Plat

On behalf of Cascade River LLC, A Team Land Consultants presents to the City of Cascade an annexation, rezone, preliminary plat, and planned unit development application for the proposed Cascade River Ranch Subdivision. The subject property is located generally on the north side of Highway 55, adjacent to the Payette River. This phase of the development contains 121.17 acres and is identified as a portion of Valley County Assessor's Tax Parcel Number RP14N04E310605. This is a proposed mixed-use development is proposed with 7.47 acres of commercial use, 13.7-acres of Multifamily uses, and 36.2 acres of single family use, and 34.4-acres of open space.

### **Residential Project Summary**

The residential portion of the property contains 145 single family lots, 11 cottage lots, 46 townhouse lots and 64 multifamily lots. The requested zoning of R-3 and PUD application will allow for this mixed use and is consistent with the Comprehensive Plan. The gross density of the areas ranges from 1.9 units per acre for the single family up to 22 units per acres for the multifamily. All of the residential lots have frontage and access along public roadways and the multifamily units will have access to private drive isles that access the road network. All of the wetland areas will have a pathway system near or adjacent to their boundary and will be enhanced and developed into an amenity. Uniform open rail fencing will be utilized to delineate property boundaries. There will be CC&R's and an Architectural Control committee reviewing all building plans. A uniform scheme and color scheme will be implemented. The HOA will maintain all common areas. Assessments will be imposed and utilized for the maintenance of the common areas.

The multifamily portion of the residential development will have a separate association to maintain their common drive isles and landscaping around the buildings. Each of the building will be platted on their own lot for individual ownership but will all be a part of an HOA. The building design has not been finalized, but it is assumed that a pin wheel design will be utilized for the four plex

buildings, and for the 24-plex building it will be the typical garden style walk up unit. The exterior of the buildings will be designed with rough timber and earth tone colors, as will the four plex buildings. There will be a mix of unit count ranging from 1 bed 1 bath, to two beds, 3 baths. Most of the four plex units will be two bedrooms and two-bathroom units. Parking will be provided for all the units, and guest parking will be provided as well. The parking count will be provided based on the number of units, and calculated as one parking stall per unit count, and guest parking based on five percent of the total units

### **Commercial Project Summary**

There are 12 commercial lots being proposed, or approximately 7.47 acres. Access to the Commercial lots will be provided common drive isles located off the main collector road, and a easement will be recorded for the access. The easement will also be utilized for sewer, water, and other utilities to adjacent lots. Other the main drive off State Highway 55, direct or parcel access will be prohibited. The number of commercial lots will likely be less than what is being proposed, there are more commercial lots being proposed so that as the site develops it will comply with the preliminary plat. As specific uses are identified, the lot will be adjusted to accommodate the use via a record of survey or a lot line adjustment. As with the residential portion of the development there will be CC&R's along with an Architectural Control Committee to ensure continuity with building design, material and colors. It is envisioned that earth tones and broad timber expositors will be utilized. There will be a separate association for the commercial to maintain all common areas and drive isles.

### **Access to State Highway 55**

Primary access to the proposed development will be a public road off State Highway 55. That access has been previously permitted with ITD and the approach has been constructed. That approach will be improved as a collector roadway extending north into the proposed development. There will be no other approaches built onto State Highway 55 and a note of the access restriction has been provided on the preliminary plat and will be depicted on the final plat when completed.

Off the north south collector roadway there are planned public roads serving the proposed lots. Those roads, like the collector road, will be constructed to City and County standards. On either side of all public roadways are large borrow ditches. The borrow ditches will treat the storm drain and act as snow retention facilities in the winter. On the main collector road their will be a multi-use striped bike and pedestrian lane. Any permits required by the ITD will be obtained prior to final plat approval.

### **Annexation and Rezone**

Included with the preliminary plat application is a rezone application to zone the property from MU to R-3 which allows for the mixed-use development. A legal description and a map of the annexation area are included in this application.

The annexation parcel is contiguous with existing City limits to the west. The proposed rezone is supported by the City of Cascade Comprehensive Plan Future Land Use Map. The purpose of the development is to provide a variety of uses and housing types including retail establishments, high-end townhouses multifamily uses, and estate home sites. North and east of phase one will be estate lots appealing to higher end housing. The retail services will be located in closer proximity to Highway 55 allowing for use by the residence and pass by traffic. The proposed development will also provide much needed tax revenue to help fund City infrastructure improvements.

### **Design Considerations**

There are many constraints that this development had to consider. One is the Payette River adjacent to the site's west boundary. That is a very nice amenity but brings with it design challenges. The main constraint with the river is the Floodway and Floodplain associated with it. The development will stay out of the Floodway but will raise the portions of the site that are within the Floodplain, out, so that development can occur. The last constraint is the jurisdictional wetlands that we need to minimize any disturbance during the construction and long-term use of the development. Those wetlands have been determined and delineated by the Army Corp of Engineers and are located on the preliminary plat map.

The site design has taken all these constraints into consideration with the proposed layout. All the roads have been located to minimize the impact to the wetlands, and the pond has been sized according to the amount of fill that is required to raise the portions within the Floodplain, out of it. Finally, there is consideration for a new intersection with Highway 55, that could be utilized as another major north south corridor within the City. That consideration included the preservation of the corridor within our commercial development and throughout the development with our main north south roadway having a 100-foot right-of-way. This additional right-of-way could be utilized for the expansion of that corridor should it be needed in the future.

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

Portions of this property are within the 100-year Floodplain, and the western boundary is adjacent to the Payette River, representing the boundary of the Floodway. There has been preliminary analysis of the areas within the floodplain and to what extent those area need to be raised to be out of the floodplain. The floodplain and wetlands have been shaded on the preliminary plat and existing conditions map. The proposed pond has been sized based on the amount of fill that will be required to raise the lots in phase one out of the 100-year floodplain. As required by City and building codes, the Floodway is avoided completely. Once the preliminary plat and accompanying applications have been approved, the developer shall design and submit to FEMA a plan to remove the proposed lots out of the 100-year floodplain.

There are several portions of jurisdictional wetlands traversing the property and have been depicted on the preliminary maps. As part of the preliminary design

process we have submitted studies to the Army Corps of Engineers for the delineation of the wetlands and have received their approval. The wetlands have been depicted on the preliminary plat map, and the layout of the subdivision has been designed to minimize the impact to those wetlands. Once we have preliminary plat approval we will move to final design of phase one and will submit that design to the Army Corps of Engineers for the necessary permitting. The roads and infrastructure will be designed to have minimal impact on those wetlands as required by the Corp. Approval of the permits will be submitted to the City prior to construction.

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

There are existing wet and dry utilities adjacent to this site's southern property line. The developer is proposing to extend both sewer and water from the south into this development. Pressurized irrigation is proposed to all common lots, commercial lots, and residential units. The proposed pond and existing well will be utilized in the construction and water supply of the pressure irrigation system.

The sewer line that is within State Highway 55 is a pressure line. This will require this development to construct a pressure sewer pump station within the first phase of the proposed development. That sewer pump station will be designed and sized for the entire project. From the pump station the developer will extend gravity line north as the development progresses. The sizing and design will be coordinated and approved by the City Engineer once the preliminary plat has been approved.

There is a 14" water line within State Highway 55 that has been stubbed into the site. That water line will be utilized and extended into the site to provide potable water to the development. The potable water will not be used for irrigation purposes.

The roads have been designed to accommodate snow storage. The local roads have 22-feet of pavement with 11-foot travel lanes and 14-foot borrow ditches that will be utilized both for storm drain and snow storage. The main collector road will be designed with two 12-foot travel lanes, an attached 5-foot bike lane, and 38-foot borrow ditches. The borrow ditches are being oversized for the potential for road widening in the future. There will also be areas where the storm drain will be channeled and pretreated prior to discharge in open space/wetland areas. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented.

### **Amenities and Open Space**

The proposed development includes 35.62 acres of open space to be used for a parks, common area, and pedestrian pathways. An approximate 1-acre park is located adjacent to the River and will be utilized for residential access to the Payette River. This park will include amenities such as, picnic area, barbeque area, gazebo and open space for free play and other leisure activities. All of the



streets will have landscape buffers adjacent to the road. The collector has a 30-foot buffer on either side and the local streets will have street trees and borrow ditches on either side. Pathways are provided through out the subdivision and will be placed along most of the designated wetland areas.

### **Impact Statement**

This site is currently utilized as grazing land for cattle. Over time the proposed development will add additional traffic onto Highway 55. This development will also place some additional strain on public services such as sewer and water. However, those additional strains will be offset from fees collected on the services. The additional water and air pollution from this development will be minimal and best management practices will be implemented during construction to minimize air and water pollution. There are existing homes to the east of the development that are on large acre tracts. The homes are located approximately 1,000-feet from this sites east boundary. Those homes access Thunder City Road, a roadway that this development does not access. This development will have minimum impact on those homes. Also, public sewer and water is proposed so this development will have no impact to their wells.

### **Fire Protection**

This site is currently pasture land that will be develop for multiple uses. There are very few trees or woodland areas. This will add area which the Cascade Fire Department will need to cover for fire protection needs but the development will be providing provisions to aid in that coverage. All weather paved roads adequate to support their equipment will be provided along with fire hydrant throughout the subdivision. The multifamily and commercial units will be sprinklered. These provisions should offset any additional burdens placed on the fire department.

### **Vision Statement**

This site is on a major corridor into the City of Cascade and the developer wishes to create a sense of place as you enter the City. The Payette River creates challenges to develop around but also becomes a great amenity to the project. As do the wetlands but they too become and amenity. The multifamily will primarily be focused around the large pond that we will be created to fill in the floodplain. The multifamily component of the project will provide a badly needed housing type for the Valley, we are very excited to kick that off. Commercial will develop with time as the project progresses. There will be some very nice high-end estate lots created along the Payette River. These will most likely be second or vacation homes. High end Townhouse lots will be created along the river for those most likely coming up to the Valley to recreate and do not want the headache of yard maintenance. Cottage lots will be provide for those whom wish to have a yard but not a very large one to take care of. Then we will have standard lots for those that just wish to live here as their primary residence. All of the buildings will be subject to an architectural control committee to ensure

building continuity. There has been a lot of thought on the product type and mix to meet the demand that will be in this area.

There is a portion on the site that could be utilized for an entry sign. We encourage members of Staff, City Council and the Cascade Chamber of Commerce to participate in this Vision. This will only enhance the community and the project, which will be a benefit to all.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City and will be a high quality mixed use development along a major gateway to the City. We want to provide a project that will make a statement as you enter the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,  
A Team Land Consultants

A handwritten signature in cursive script that reads "Steve Arnold".

Steve Arnold  
Project & Real Estate Manager

Cc: Phil Davis  
Josh Davis  
Katlin Davis

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF IDAHO )  
 )  
COUNTY OF VALLEY )

I, Cascade River LLC, Phil Davis, 19 Warm Lake Highway  
(name) (address)  
Cascade, ID 83611  
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

A Team Land Consultants, 1785 Whisper Cove Ave., Boise ID 83709  
(name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Cascade and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Cascade staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 17th day of January, 2019

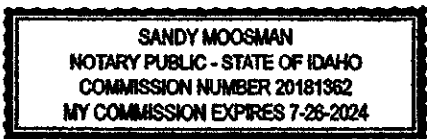
Kathleen Davis-Cabrera  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Sandy Moosman  
(Notary Public for Idaho)

Residing at: Valley Co. Idaho

My Commission Expires: 7-26-2024



City of Cascade  
PO Box 649  
Cascade, ID 83611  
(208)382-4279

## Land Use Application



### NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of Cascade reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Engineering Deposit \$ \_\_\_\_\_

Legal Review Deposit \$ \_\_\_\_\_

Date Received: 1/22/2019

Fees Paid: \_\_\_\_\_

### (X all that apply and \$ fee)

- \$ \_\_\_\_\_ Conditional Use Permit

- \$ 51 Preliminary Plat

- \$ 250 Planned Unit Development

- \$ \_\_\_\_\_ Final Plat

- \$ 250 Rezone

- \$ \_\_\_\_\_ Variance

- \$ \_\_\_\_\_ Code Amendment

- \$ \_\_\_\_\_ Vacation / Dedication

- \$ 250 Annexation

- \$ \_\_\_\_\_ Sign Permit

### PROPERTY OWNER OF RECORD

Property Owner 1: Cascade River LLC

Mailing Address: 19 Warm Lake Highway, Cascade ID. 83611

Phone: (208) 382-4188

Email: Josh@Graniteexcavation.com

Property Owner 2: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### AGENT / AUTHORIZED REPRESENTATIVE

Applicant/Agent: A Team Land Consultants, Steve Arnold

Mailing Address: 1785 Whisper Cove Ave., Boise ID., 83709

Phone: (208) 871-7020

Email: steve@ateamboise.com

**PROPERTY INFORMATION**

Address of Property: No Address of Record, generally located at northeast corner of HWY 55 and the Payette River

Legal Description: W/2 E/2; NE4 NW4; GOV'T. LOTS 1,2, & 5; GOV'T. LOT 6, LYING N. AND E. OF HWY. 55 S31 T14N R4E  
See attached metes and bounds prepared by Dunn Land Survey Inc.

Size of Property: 121.17 Acres

Zoning: MU Proposed Zoning: R-3

**PROJECT DESCRIPTION**

Explain the general nature of what is proposed: (please attach supplemental information if needed): \_\_\_\_\_

Cascade River Ranch Subdivision will be a mixed use development consisting of commercial, multifamily, townhouse, and single family uses (see attached narrative).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURES**

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of Cascade, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of Cascade is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the Cascade City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

SIGNATURE OF OWNER 1: Kate M. Davis-Coburn DATE: 1/17/2019

SIGNATURE OF OWNER 2: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF AGENT: \_\_\_\_\_ DATE: 1/17/2019

Additional Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CITY OF CASCADE  
PLANNING & ZONING**  
P.O. BOX 649  
CASCADE, ID 83611

## Application for Annexation

Date Received: <u>1/22/2019</u>	Date Accepted as Complete: <u>1/22/2019</u>
Cascade Personnel that Received: <u>Ca</u>	Cascade Personnel Certified as Complete: <u>Ca</u>
Permit #: _____	Reference Title: _____
Current Zone: _____	Combined Permit: _____

### THE FOLLOWING INFORMATION MUST BE ATTACHED TO THIS APPLICATION:

- Land Use Application and Re-zone Application (If applicable)
- Affidavit of Legal Interest
- Narrative Statement of why you are requesting annexation into the City of Cascade
- Aerial Map showing Proposed Annexation Area and Surrounding Land
- Plot Plan showing Existing Uses, drawn to scale showing the following and all Setbacks;
  1. Topography, streams, large rocks, tress, etc.
  2. Structures
  3. Easements
  4. Utilities: Sewer, Water, Power
  5. The relationship of the property to the surrounding area.
  6. The location of adjoining property, with owners' names listed on their respective parcels.
- Photographs of Site
- Other Information as Requested

### Please answer the following questions:

- 1) Is the land owner requesting that the land be annexed into the City of Cascade? Yes
- 2) Is the land to be annexed inside the City of Cascade Impact Area? Yes
- 3) Is the land to be annexed contiguous to the City of Cascade? Yes
- 4) Is the land to be annexed adjoined to property owned by the same land owner? Yes
- 5) Has the applicant been working with Valley County in a permitting process? No
- 6) What permits have previously been issued by Valley County? None

## **NOTICE TO APPLICANT**

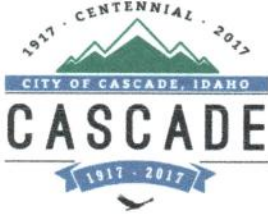
**PLEASE READ THE INSTRUCTIONS CAREFULLY AND FILL OUT THE APPLICATION COMPLETELY.  
FAILURE TO COMPLY MAY DELAY YOUR APPLICATION.**

- This application must be submitted to the City P&Z Administrator, accompanied by the appropriate filing fee a minimum of 45 days prior to the hearing (or time required for legal noticing) along with fees and any required deposits for engineering or legal review.
- This application will be referred to the Cascade Planning and Zoning Commission (PZ Commission) for its consideration on the next available agenda. The PZ Commission shall hold a public hearing on the application. Notice of the public hearing will be published in Star News fifteen (15) days prior to the hearing. Hearing notices will also be mailed to resident owners within 300 feet of the subject property. Not less than seven (7) days prior to the hearing, notice of hearing will be posted on the land being considered.
- You will be given notice of the public hearing and should be present.
- Recommendations by the PZ Commission for granting or denying the application will be forwarded to the City Council for their action. You will be notified, in writing, of the PZ Commission's recommendation and the City Council decision.

### **PRACTICAL POINTERS**

- Annexations typically are accompanied by an application for a re-zone to change the land use.

**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **DATE:** 1/16/2019



CITY OF CASCADE  
PLANNING & ZONING  
P.O. BOX 649  
CASCADE, ID 83611

For City Use Only	
Date Received:	1/22/2019
Application Fee:	
Receipt Number:	

## APPLICATION FOR REZONE/AMENDMENT TO ZONING

### GENERAL INFORMATION

#### 1. Applicant

Name: A Team Land Consultants Telephone: (208) 871-7020  
1785 Whisper Cove Ave., Boise, ID. 83709  
(home address)

#### Relationship to affected property (please check one):

Owner  Purchaser  Lessee  Other  (explain below)  
Representative developing the property for the owner

#### 2. Owner of Affected Property (if other than applicant)

Name: Cascade River LLC Telephone: (208) 382-4188  
19 Warm Lake Highway, Cascade ID. 83611  
(home address)

#### 3. Location of Property:

HWY 55 and Payette River

Legal Description: W/2 E/2; NE4 NW4; GOV'T. LOTS 1,2, & 5; GOV'T. LOT 6, LYING N. AND E. OF HWY. 55 S31 T14N R4E  
(Subdivision) (block) (lot)

4. Current Zone: MU

5. Size of Property (square feet or acres): 121.17 acres

6. How is this property now used? Grazing land for cattle.



7. **How are the adjoining properties used?** \_\_\_\_\_

North: Aggriculture and Grazing

South: Cascade Airport

East: Single Family Residential

West: Payette River and treatment plant

8. Are there any existing land uses in the general area similar to the proposed use? If yes, what are they and where are they located.

Single Family to the east, commercial to the west and north.

9. On what street(s) does the property have frontage? State Highway 55

10. Why are you requesting a rezone to your property? The request is for the purpose of developing a mixed use development consisting of commercial, multifamily and single family housing.

11. What use, building or structure, is intended for the property? Mixed use development consisting of commercial, single family and multifamily uses.

12. What changes have occurred in the area that justify the requested rezone? \_\_\_\_\_  
The past and existing growth within Valley County has created a large demand for work force housing and with the current economic status there is a demand for additional single family housing.

13. Any additional comments?  
None

NOTE: WHEN AN APPLICATION HAS BEEN SUBMITTED, IT WILL BE REVIEWED IN ORDER TO DETERMINE COMPLIANCE WITH APPLICATION REQUIREMENTS. A HEARING DATE WILL BE SCHEDULED ONLY AFTER AN APPLICATION HAS BEEN ACCEPTED AS COMPLETE.

ADDITIONAL SUBMITTAL REQUIREMENTS: The Cascade City Council requires the following information for every application for annexation/rezone.

1. A recent vicinity map (8 ½ x 11") at 1"=300' scale, showing the actual property and all adjacent properties.
2. Attach a composite legal description of the actual property which you wish to have rezoned on a separate page. All legal descriptions must be certified by a professional engineer or land surveyor registered by the State of Idaho.
  - a. Description submitted shall not have an area of closure greater than 1:5000.
3. Affidavit of Legal Interest (use attached form).

Signature:



**Applicant/Representative:**

A Team Land Consultants, Steve Arnold

Date: 1/16/2019

City of Cascade  
PO Box 649  
Cascade, ID 83611  
(208)382-4279

**Application for Preliminary  
Subdivision Plat**



Date Received: <u>1/22/2019</u>	Date Accepted as Complete: <u>1/22/2019</u>
Cascade Personnel that Received: <u>✓</u>	Cascade Personnel Certified as Complete: <u>✓</u>
Permit #: _____	Reference Title: _____
Current Zone: _____	Combined Permit: _____

**THE FOLLOWING INFORMATION MUST BE COMPLETE AND ATTACHED TO THE LAND USE APPLICATION:**

- ❖ Narrative of the Proposed Use: Strategy, Purpose, Phasing Plan – Construction Plan, Traffic Impact
- ❖ Potential for Fire with Protection Plan, Accessibility by Emergency Vehicles
- ❖ Statement of Impact to Surrounding Existing Uses
- ❖ A preliminary plat containing all of the necessary requirements according to the Cascade City Code.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. (This can be submitted for review after approval PRIOR to any construction.)
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention, etc.

**PROPOSED SUBDIVISION NAME** Cascade River Ranch Subdivision

**ENGINEER** T O Engineers, David Sterling PE **PHONE** (208) 323-2288

**ENGINEER ADDRESS** 2471 S. Titanium Place, Meridian, ID 83642

1. SIZE OF PROPERTY 121.17-acres
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER > 1,000 acres
3. ANY RESTRICTIONS ON THIS PROPERTY?  
Easements to None within this phase, further to the north is one to the Kelly's White Water Park.  
Deed Restrictions None  
Liens or encumbrances None
4. LEGAL DESCRIPTION W/2 E/2; NE4 NW4; GOV'T. LOTS 1,2, & 5; GOV'T. LOT 6, LYING N.  
AND E. OF HWY. 55 S31 T14N R4E
5. TAX PARCEL NUMBER RP14N04E310605  
Quarter SE Section 31 Township 4N Range 4E
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
This portion is being utilized for cattle grazing.
7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: No known hazards
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Vacant Land  
South Airport  
East Single Family residential  
West Payette River, and the treatment plant
- 8a. TYPE OF TERRAIN: Mountainous  Rolling  Flat  Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: There are several areas of defined wetlands that are being avoided and/or having minimal impact by design (see submitted Preliminary Plat Map).
- 9a. WATER COURSE: Payette River
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? Yes

Include a map if yes. Both the Flood Way and Flood Plain are depicted on the preliminary plat/PUD map

9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes, indicated on map

9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? Yes, there are channels that are being avoided by the development and piped when crossed.

10a. NUMBER OF EXISTING ROADS: 1 (HWY 55) Width 58' Private or Public? Public

Are the existing road surfaces paved or graveled? HWY 55 is paved, no other existing roads.

10b. NUMBER OF PROPOSED ROADS: 16 Public Proposed width: 22-29' wide

Will the proposed roads be publicly or privately maintained? Public by the public, private by the HOA

Proposed road construction: Gravel  Paved

11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: There is existing pressure sewer in HWY 55 and existing water line in the roadway. Power is adjacent to the site in overhead power lines.

11b. PROPOSED UTILITIES: Sewer, potable water, pressurized irrigation, electricity and other available dry utilities.

Proposed utility easement width 10-Feet Location On either side of private and public roadways

12a. SOLID WASTE DISPOSAL METHOD: Individual Septic  Central Sewage Treatment Facility

12b. POTABLE WATER SOURCE: Public  Water Association  Individual

If individual, has a test well been drilled? Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? No

Nearest adjacent well 600-feet from property line (Millard K Bright) Depth 54' Flow 50 GPM

13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes, there are existing irrigation wells on site.

Are you proposing any alterations, improvements, extensions or new construction? Yes

If yes, explain: There will be a pond built that will also be utilized to pump pressure irrigation to all common areas and individual lots.

14. DRAINAGE (Proposed method of on-site retention): Surface and subsurface (borrow ditches and seepage beds)

Any special drains? Several drainage courses (Please attach map)

Soil type (Information can be obtained from the Soil Conservation District): Sand and clay's

15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, all sewer, water, and streets will be constructed.

If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: A letter of credit will be utilized for any improvement not completed prior to recording.

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 0-20 Sides 0-5 Rear 0-20 Notes are provided on the map.

Mobile homes allowed? No

Minimum construction value \$150,000 Minimum square footage 1,200 s.f

Completion of construction required within 1.5 Days  Months  Years

Resubdivision permitted? Not by individual home owners, the multifamily or commercial may depending upon final use.

Other None

17. LAND PROGRAM:

Acreage in subdivision 121.17-acres Number of lots in subdivision 279 buildable, 20 common

Typical width and depth of lots 150' X 175' (Commercial), 75' x 75' (Multifamily) 30' x 85' (Town) 90' x 120' (SF)

Typical lot area 11,000 s.f. Minimum lot area 2,100 s.f. Maximum lot area 44,942 s.f

Lineal footage of streets 13,331' Average street length/lot 650-feet

Percentage of area in streets 24-percent, 29.3-acres %

Percentage of area of development to be public (including easements) 5-percent (6.1 acres) %

Maximum street gradient 5-percent

Indicate if subdivision is to be completely developed at one time; if not, describe stages Phases, see map

Other Information as Requested: It may be appropriate to require an applicant to conduct special studies before a special use permit may be favorably considered. Floodplain analysis, traffic studies, noise monitoring, fugitive dust, etc. may be some studies required.

SIGNATURE OF APPLICANT: 

DATE: 1/16/2019

**NOTICE TO APPLICANT**

**PLEASE READ THE INSTRUCTIONS CAREFULLY AND FILL OUT THE APPLICATION COMPLETELY.**

**FAILURE TO COMPLY MAY DELAY YOUR APPLICATION.**

**Technical Review Committee, as assigned:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



25 Coyote Trail  
Cascade, ID 83611  
P: 208-382-5726  
C: 208-634-6896

---

Legal Description  
Cascade River Ranches

A parcel of land located in the W1/2 of the SE1/4; a portion of the W1/2 of the NE1/4; Government Lot 5; and a portion of Government Lot 6 lying north and east of State Highway 55 (ITD Project No. BR-3270(158), in Section 31, Township 14 North, Range 4 East, B.M., Valley County, Idaho, being more particularly described as follows:

BEGINNING at a found brass cap monument set in concrete marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930); Thence a bearing of N89°29'46"W, a distance of 601.17 feet on the south boundary of said Section 31 and the 3<sup>rd</sup> Standard Parallel North to a found aluminum cap right-of-way monument (STA. 638+32.99 75' RT.) on the northeasterly right-of-way boundary of said State Highway 55;

Thence on said right-of-way boundary 256.77 feet on the arc of a curve to the right, said curve having a radius of 9925.00 feet, a delta angle of 1°28'56" and a long chord which bears N44°19'49"W, a distance of 256.76 feet to a found aluminum cap right-of-way monument (STA. 640+91.72 75' RT.);

Thence a bearing of N43°35'21"W, a distance of 375.04 feet on said right-of-way boundary to a point;

Thence leaving said right-of-way boundary a bearing of N60°39'18"E, a distance of 25.70 feet to a point;

Thence a bearing of N34°49'31"E, a distance of 883.52 feet to a point;

Thence a bearing of N02°42'46"W, a distance of 961.17 feet to a point;

Thence a bearing of N09°56'01"W, a distance of 399.03 feet to a point;

Thence a bearing of N82°04'23"E, a distance of 648.01 feet to a point;

Thence a bearing of N86°14'56"E, a distance of 800.07 feet to a point;

Thence a bearing of S83°00'05"E, a distance of 531.10 feet to a found 1/2 inch rebar marking the northeast corner of said W1/2 of the SE1/4 of Section 31;

Thence a bearing of S00°16'59"W, a distance of 264.13 feet to a found 1/2 inch rebar;

Thence a bearing of S00°14'35"W, a distance of 264.68 feet to a found 1/2 inch rebar;

Thence a bearing of S00°13'04"W, a distance of 264.76 feet to a found 1/2 inch rebar;

Thence a bearing of S00°14'39"W, a distance of 594.80 feet to a found 1/2 inch rebar;

Thence a bearing of S00°15'26"W, a distance of 293.54 feet to a found 1/2 inch rebar;

Thence a bearing of S00°13'42"W, a distance of 293.45 feet to a found 1/2 inch rebar;

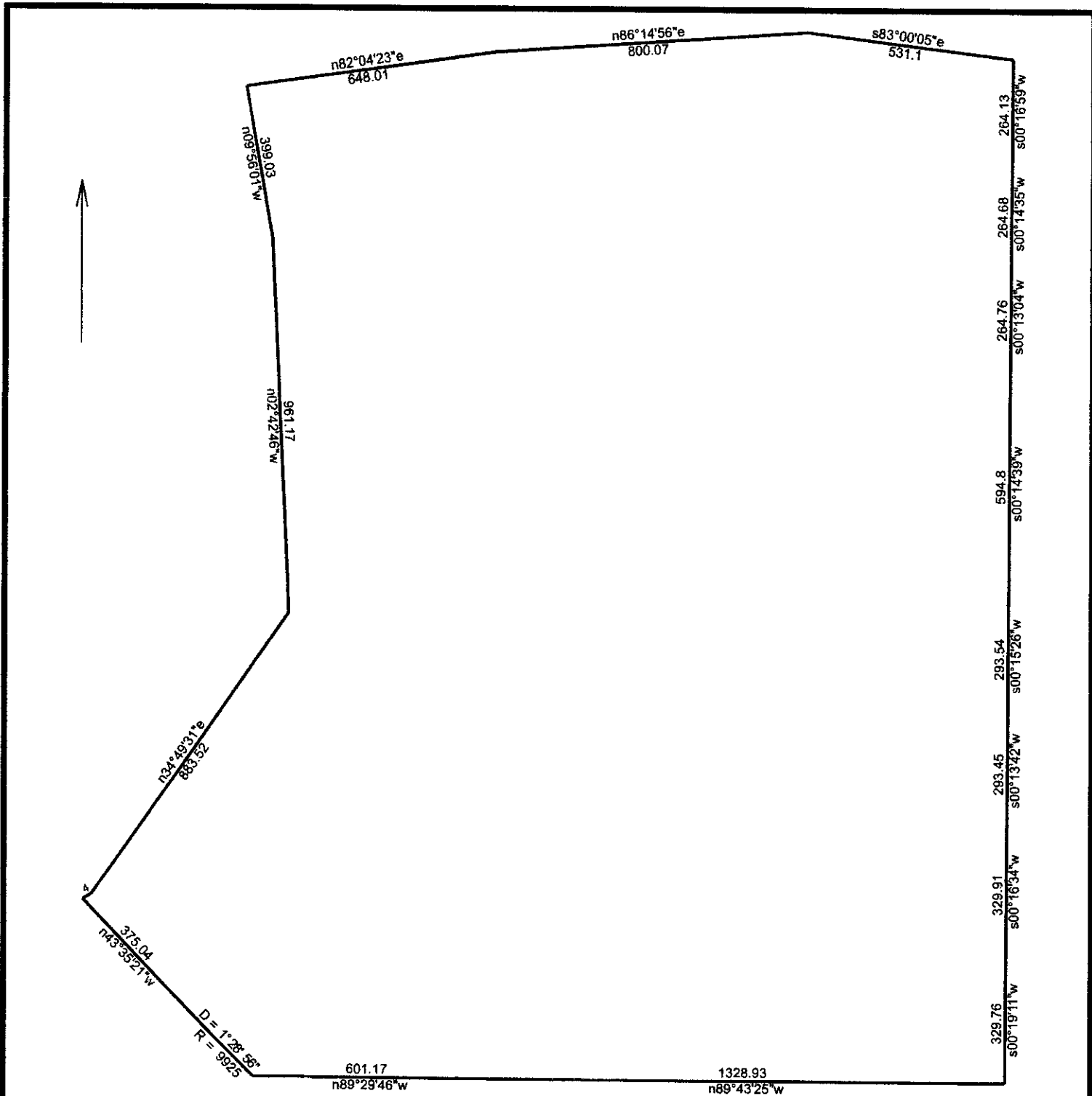
Thence a bearing of S00°16'34"W, a distance of 329.91 feet to a found 1/2 inch rebar;

Thence a bearing of  $S00^{\circ}19'11''W$ , a distance of 329.76 feet to a found 1/2 inch rebar marking the southeast corner of said W1/2 of the SE1/4 of Section 31;

Thence a bearing of  $N89^{\circ}43'25''W$ , a distance of 1328.93 feet on said south boundary of Section 31 to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 121.175 acres, more or less.





1/16/2019

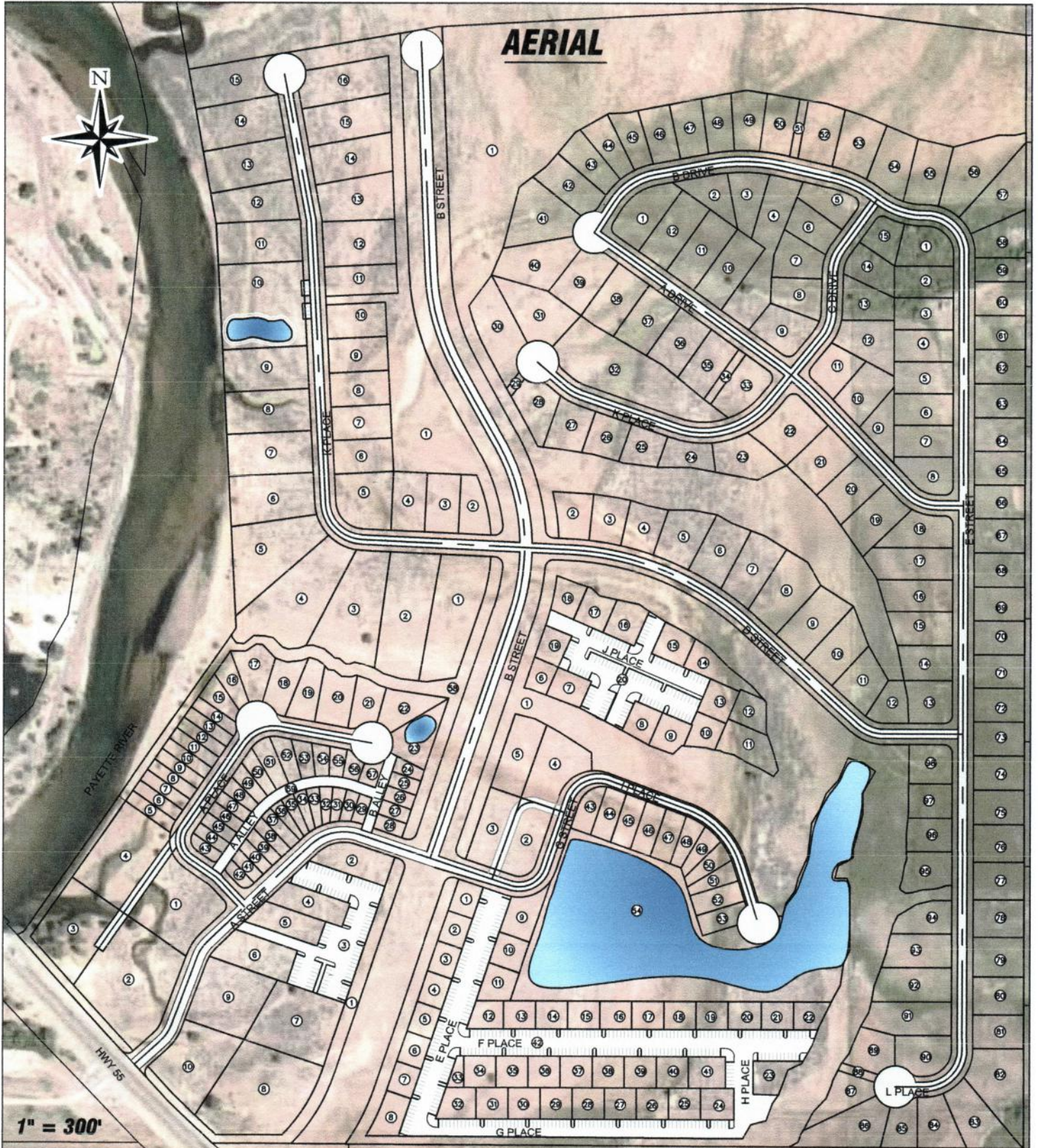
Scale: 1 inch = 348 feet

File:

Tract 1: 121.1753 Acres, Closure: s24.2518w 0.01 ft. (1/999999), Perimeter=9446 ft.

- |  |                      |
|--|----------------------|
| 01 n89.2946w 601.17                                      | 14 s00.1439w 594.8   |
| 02 Rt, r=9925.00, delta=001.2856, chord=n44.1949w 256.75 | 15 s00.1526w 293.54  |
| 03 n43.3521w 375.04                                      | 16 s00.1342w 293.45  |
| 04 n60.3918e 25.7  | 17 s00.1634w 329.91  |
| 05 n34.4931e 883.52                                      | 18 s00.1911w 329.76  |
| 06 n02.4246w 961.17                                      | 19 n89.4325w 1328.93 |
| 07 n09.5601w 399.03                                      |                      |
| 08 n82.0423e 648.01                                      |                      |
| 09 n86.1456e 800.07                                      |                      |
| 10 s83.0005e 531.1                                       |                      |
| 11 s00.1659w 264.13                                      |                      |
| 12 s00.1435w 264.68                                      |                      |
| 13 s00.1304w 264.76                                      |                      |

# 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



1" = 300'

**CASCADE RIVER RANCH**

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

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**PLANNER / CONTACT**

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



Land Development & Real Estate Services



**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 PUD-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

**LITTLE ENTERPRISES, LLLP**

P.O. Box 488  
Emmett, ID 83617  
208-365-4611  
www.littlecattleco.com

February 14, 2019

Mrs. Carrie Rushby  
Cascade City Planning and Zoning Commission  
105 S. Main  
P.O. Box 649  
Cascade, ID 83611  
[deputyclerk@cascadeid.us](mailto:deputyclerk@cascadeid.us)

Dear Carrie,

I reviewed the public hearing information for the Cascade River LLC project. Our entity owns the adjacent lands to the south of the proposed project. I'm in favor of the development and just had a couple comments for the Planning and Zoning Commissions' consideration.

I request preservation of easements for future connectivity of city services, roads and utilities (water, sewer, power), to the adjacent lands from the proposed development. If the subdivision streets are going to be public roads having them connect to neighboring lands will enhance future neighborhood connectivity. The pathway connections look to be a nice amenity of the project and having them connect to neighboring properties would also enhance future neighborhood connectivity.

I would like to ensure water drainage is preserved so we don't run into future issues.

We appreciate the consideration of our comments and appreciate our neighbor and their design team's thoughtfulness in planning this project.

Sincerely,



David Little

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



## *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/StreamsAlterationPermitAlterationPermit.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

Page 5 of 4

Idaho Department of Environmental Quality

ec: CM2019AEK



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.

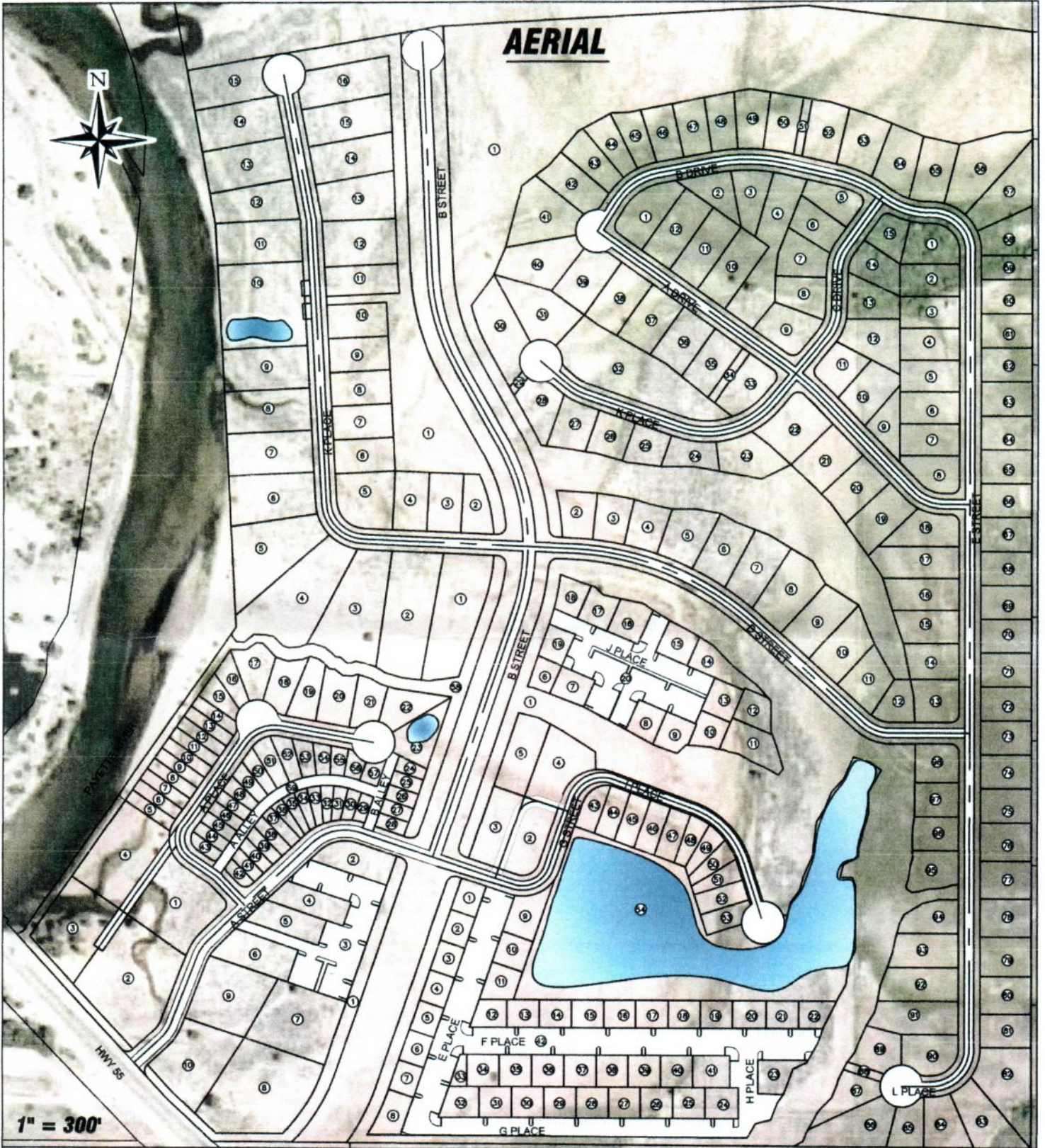
Sincerely,

A handwritten signature in black ink, appearing to read 'Eric M. Gerke', written over a light blue horizontal line.

Eric M. Gerke  
Project Manager  
Regulatory Division

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

**AERIAL**



**CASCADE RIVER RANCH**

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

**OWNER/DEVELOPER**

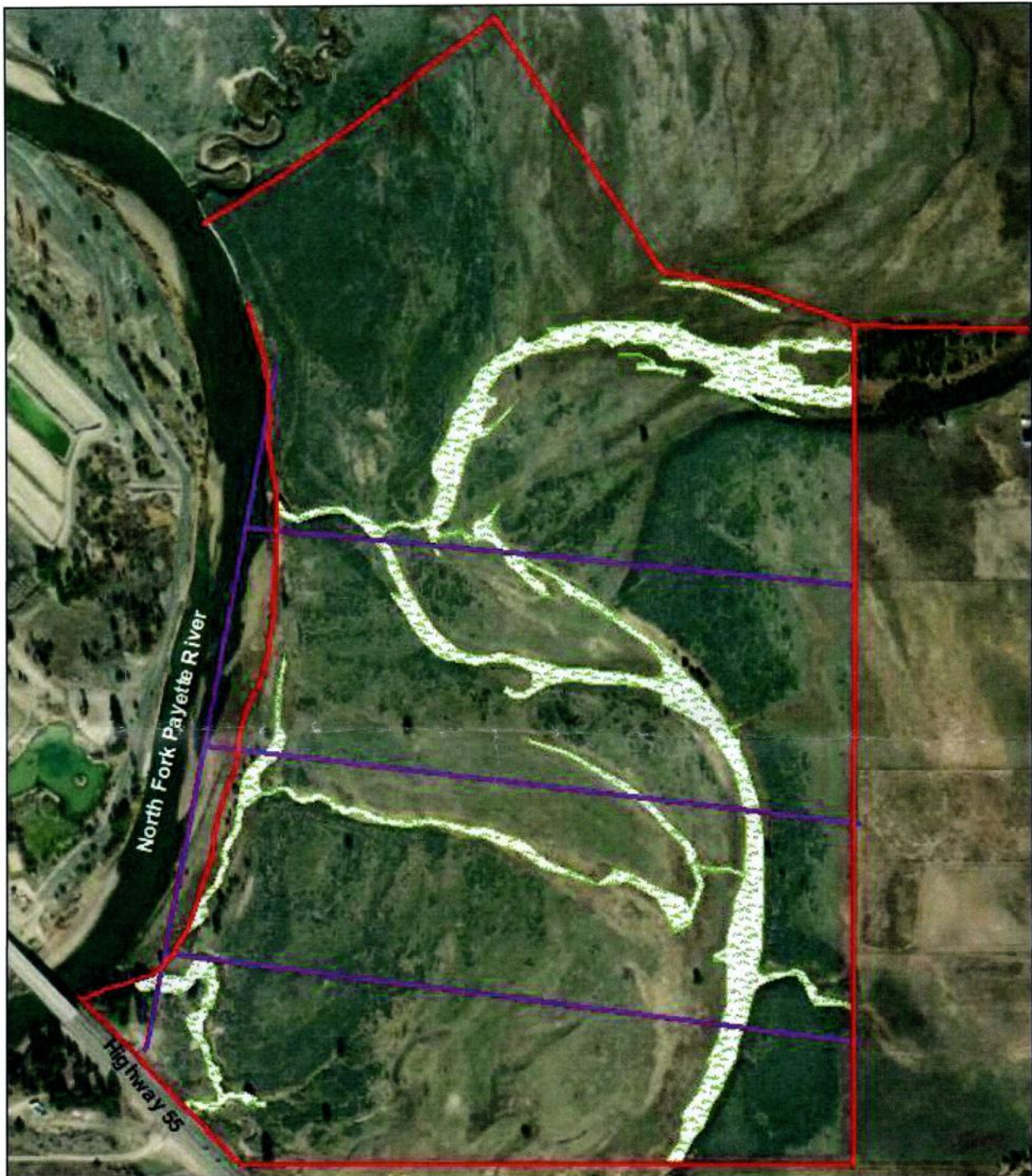
CASCADE RIVER LLC  
19 WARM LAKE HWY  
CASCADE, ID 83611

**PLANNER / CONTACT**

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



Land Development & Real Estate  
Services



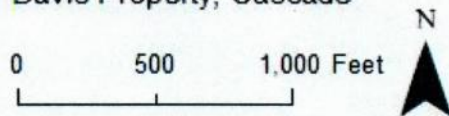
**Legend**

-  Prior Delineated Wetlands
-  Transects
-  Project Area

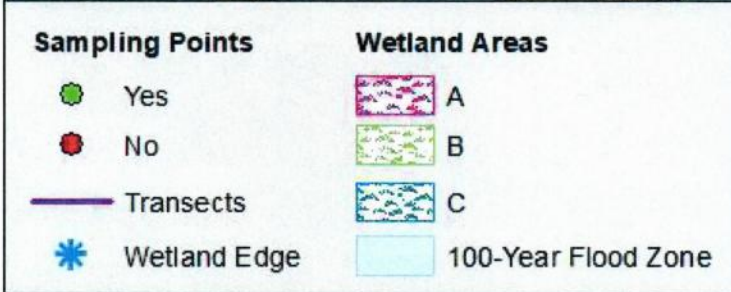
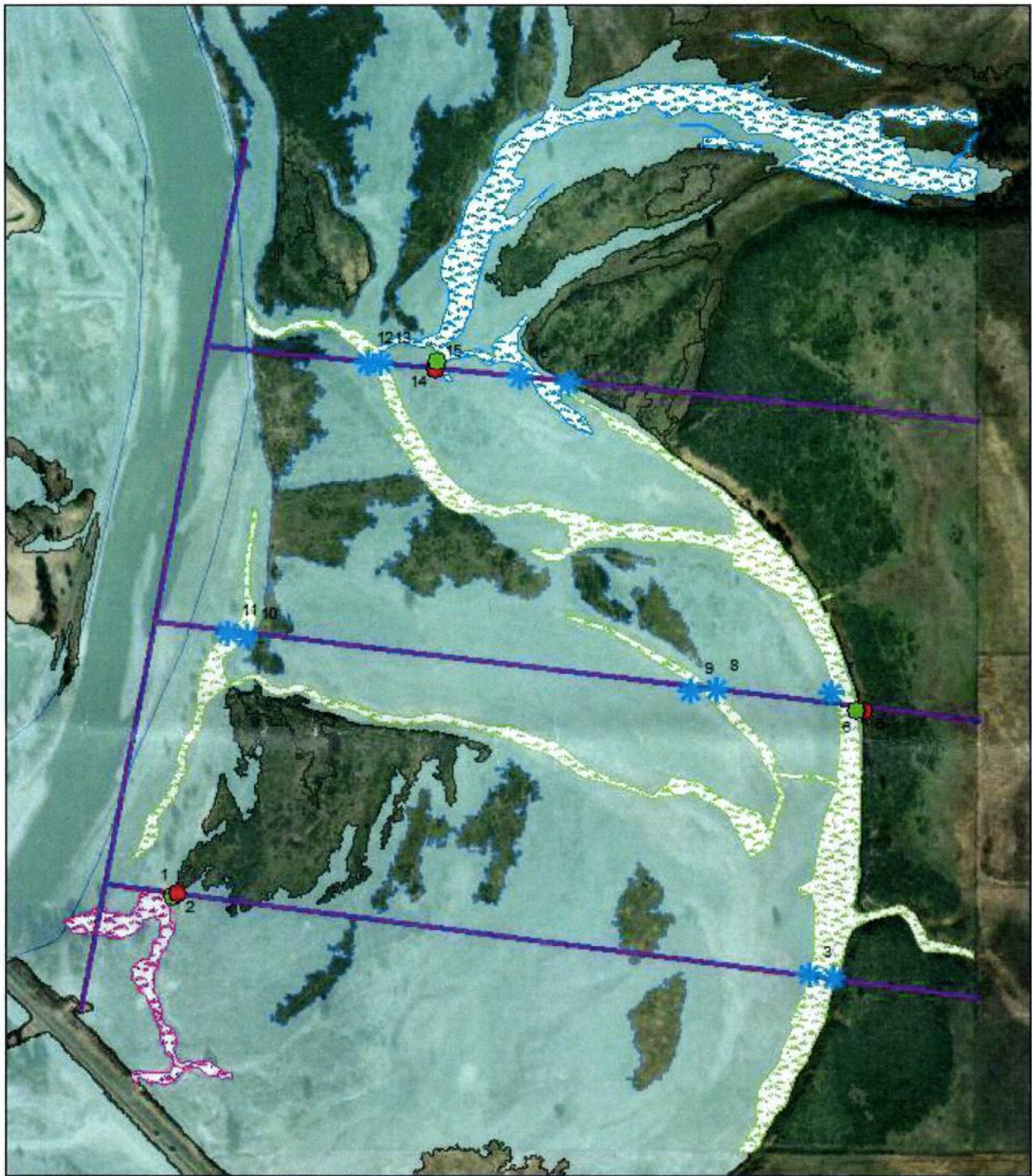


**Figure 1 - Project Area and Transects Locations**

Davis Property, Cascade







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

Davis Property, Cascade

0 250 500 Feet





**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.

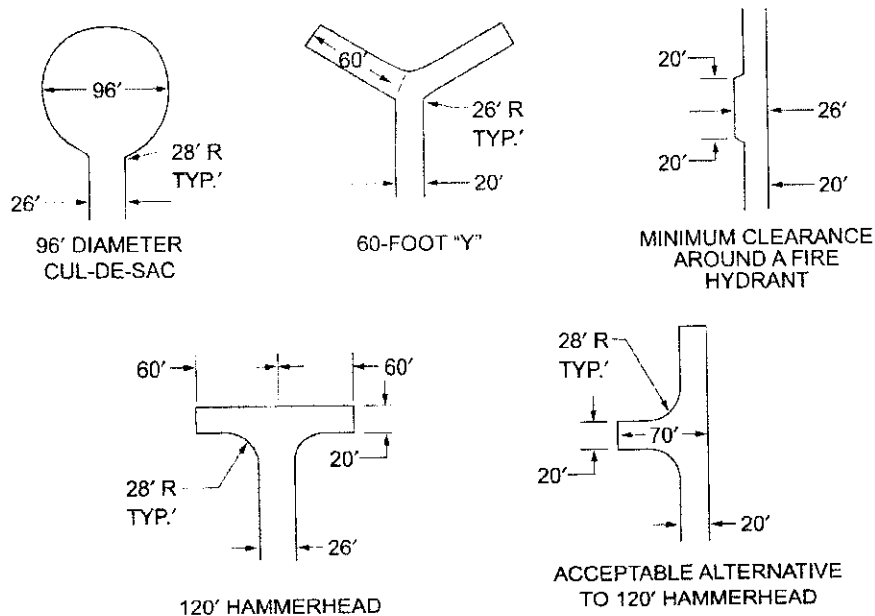
**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**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	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
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.