



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

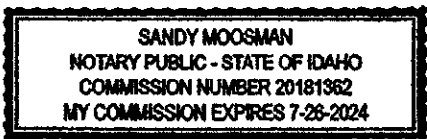
Kathleen Davis-Cabrera  
(Signature)

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

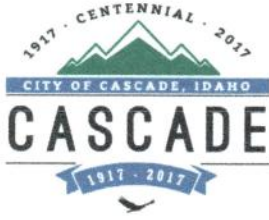
**PLEASE READ THE INSTRUCTIONS CAREFULLY AND FILL OUT THE APPLICATION COMPLETELY.  
FAILURE TO COMPLY MAY DELAY YOUR APPLICATION.**

- 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

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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;

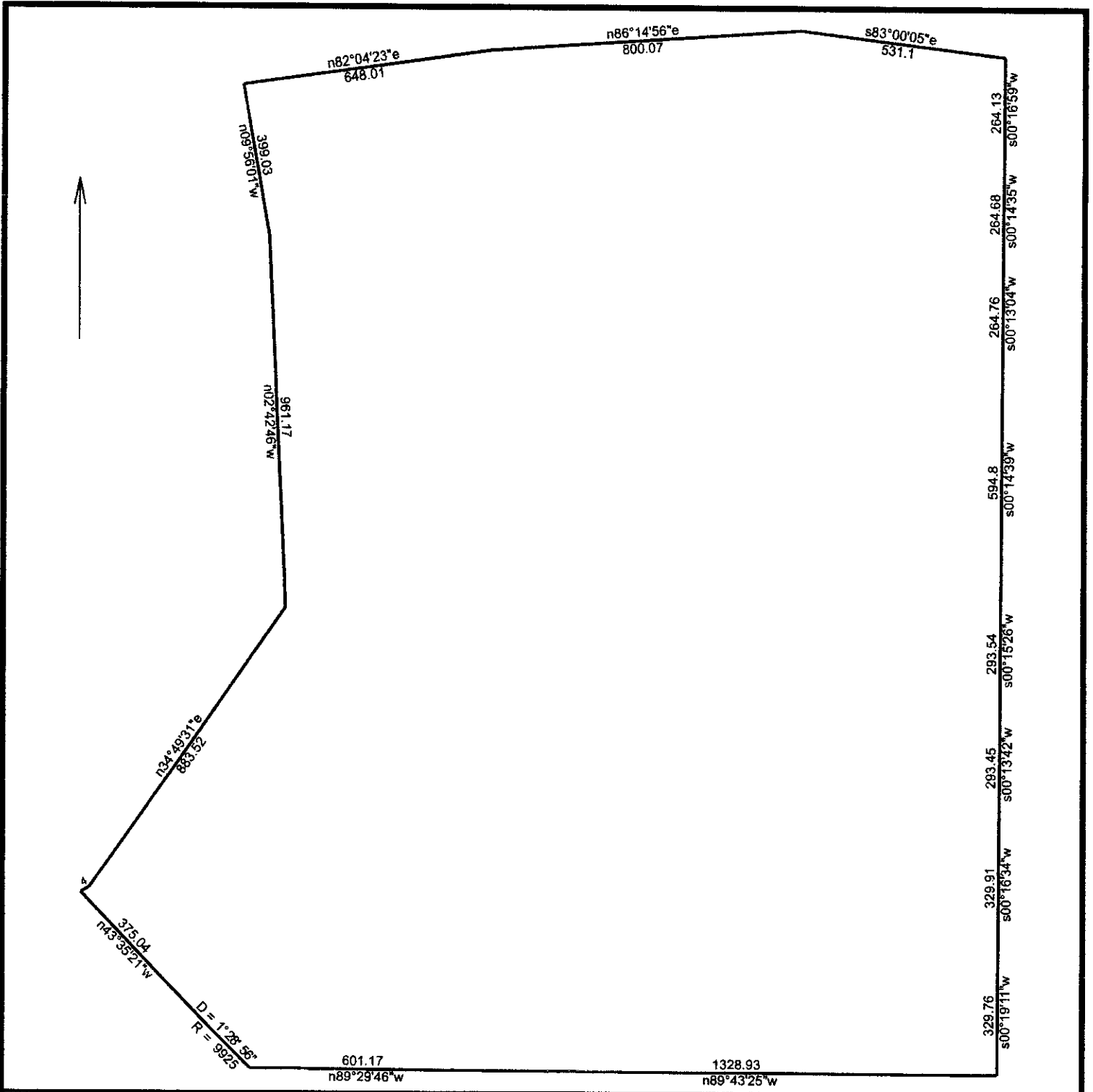
Thence a bearing of S00°16'34"W, a distance of 329.91 feet to a found 1/2 inch rebar;

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

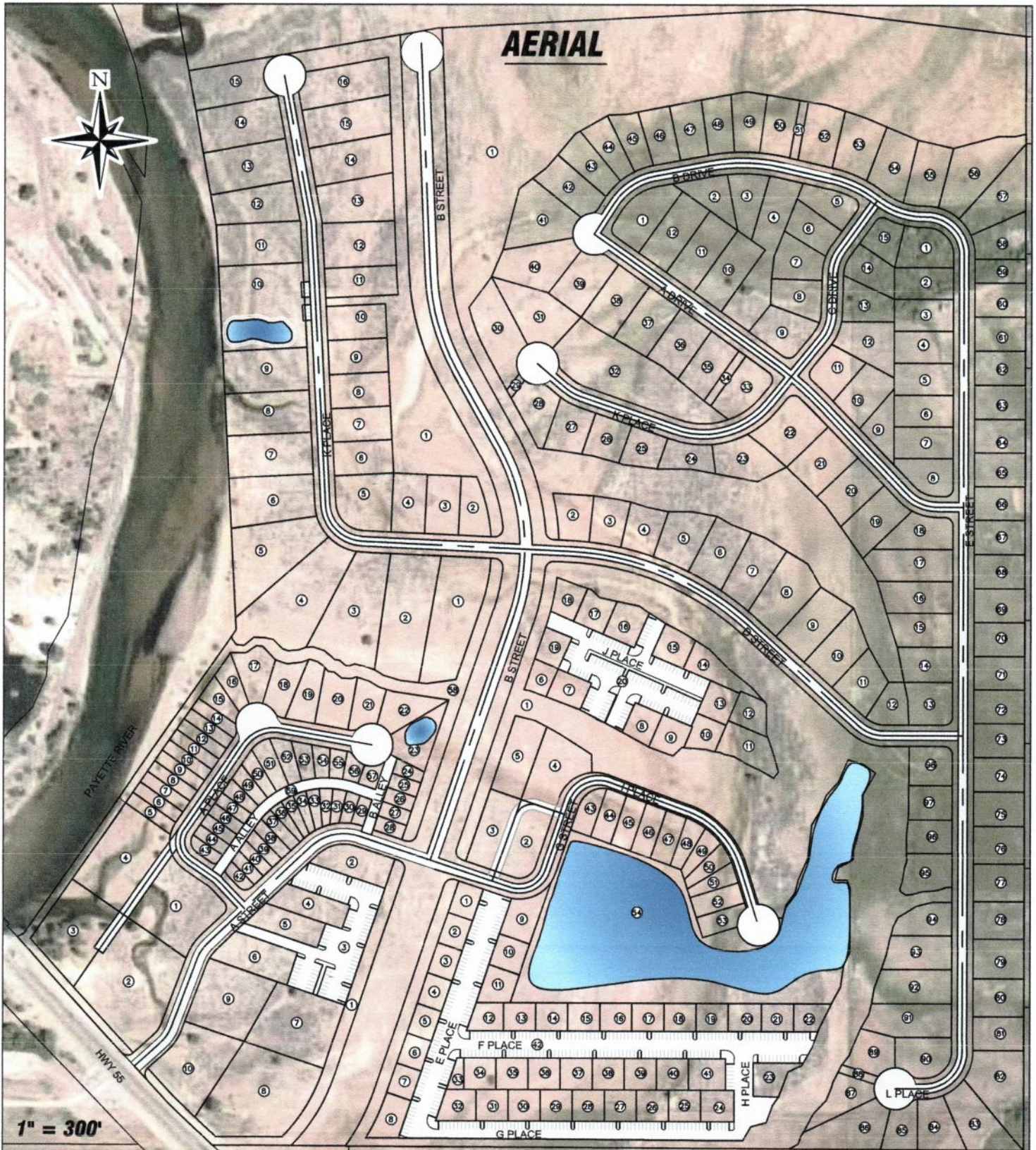
Scale: 1 inch = 348 feet

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                                      |                      |





1" = 300'

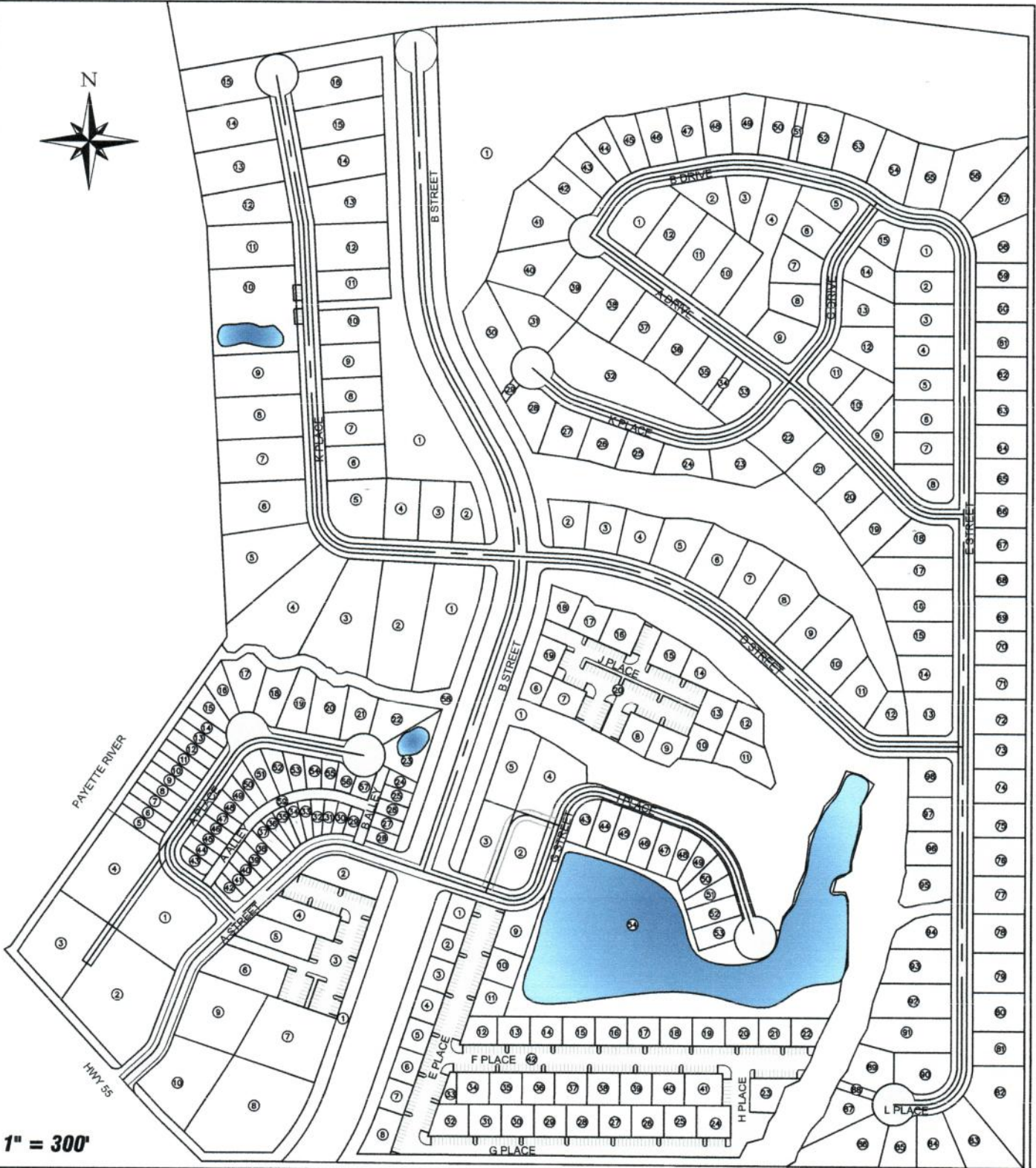
**CASCADE RIVER RANCH**  
 LOCATED IN A PORTION OF SECTION 31  
 TOWNSHIP 14 N., RANGE 4 E., B.M.  
 VALLEY COUNTY, IDAHO

**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







1" = 300'

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Land Development & Real Estate Services