

**CITY OF CASCADE
NOTICE OF PUBLIC HEARING**

The Cascade City Council will hold a public hearing on Monday, November 18, 2019 at 6:00 p.m. at the American Legion, 105 East Mill Street, Cascade, Idaho, for the purpose of receiving testimony from interested persons regarding the application for Annex 19-01, PUD-19-01, SUB-19-01, ZON-19-01 submitted by Steve Arnold, A-Team, Land Development & Real Estate Services for the applicant, Cascade River LLC. The proposed Cascade River District Subdivision will be a mixed-use development consisting of commercial, multifamily, townhouse, and single family uses. The site is 122.407 acres and is currently zoned agriculture. The site is located north east of Cascade Airport. A parcel of land located in a portion of, Section 31, T.14 N., R. 4 E., B.M., Valley County, Idaho, being more particularly described as follows:

BEGINNING at a found brass cap monument marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930 corner records of said Valley County); Thence a bearing of N 89°29'46" W, a distance of 601.17 feet on the south boundary of said Section 31 to a found aluminum cap right-of-way monument at station 638+32.99, 75' Rt. on the northeasterly right-of-way boundary of State Highway 55 as shown on I.T.D. Highway Plans as Project No. BR-3270(158) and further shown on Record of Survey book 11, page 151, records of said Valley County;

Thence on said northeasterly right-of-way boundary of State Highway 55, 256.77 feet on the arc of a curve to the right said curve having a radius of 9,925.00 feet, a delta angle of 1°28'56" and a long chord which bears N 44°19'49" W, a distance of 256.76 feet to a found aluminum cap right-of-way monument at station 640+91.72, 75' Rt. said highway plans;

Thence a bearing of N 43°35'21" W, a distance of 408.83 feet on said northeasterly right-of-way boundary to a found aluminum cap right-of-way monument at station 845+00.54, 75' Rt. said I.T.D. Project No. BR-3270(158);

Thence on said northeasterly right-of-way boundary a bearing of N 47°20'39" E, a distance of 7.01 feet to a found I.T.D. brass cap right-of-way monument at station 645+00, 60' Rt. as shown on I.T.D. Highway Plans as Project No. F-3271(1);

Thence on said northeasterly right-of-way boundary a bearing of N 43°35'49" W, a distance of 47.76 feet to a set 5/8 inch rebar on the Ordinary High Water Line (O.H.W.L.) on the left bank of the North Fork of the Payette River;

Thence the following bearings and distances on said O.H.W.L.:

Thence a bearing of N 84°46'04" E, a distance of 43.13 feet to a set 5/8 inch rebar;

Thence a bearing of N 70°15'52" E, a distance of 25.36 feet to a set 5/8 inch rebar;

Thence a bearing of S 70°17'27" E, a distance of 21.33 feet to a set 5/8 inch rebar;

Thence a bearing of N 56°40'02" E, a distance of 57.11 feet to a set 5/8 inch rebar;

Thence a bearing of N 87°27'04" E, a distance of 44.70 feet to a set 5/8 inch rebar;

Thence a bearing of S 77°09'45" E, a distance of 81.42 feet to a set 5/8 inch rebar;

Thence a bearing of N 86°24'49" E, a distance of 36.18 feet to a set 5/8 inch rebar;

Thence a bearing of N 76°38'03" E, a distance of 26.12 feet to a set 5/8 inch rebar;

Thence a bearing of N 49°23'22" E, a distance of 22.75 feet to a set 5/8 inch rebar;

Thence a bearing of N 18°08'45" E, a distance of 22.61 feet to a set 5/8 inch rebar;
Thence a bearing of N 74°41'52" W, a distance of 38.32 feet to a set 5/8 inch rebar;
Thence a bearing of N 86°36'46" W, a distance of 48.32 feet to a set 5/8 inch rebar;
Thence a bearing of S 79°59'26" W, a distance of 31.12 feet to a set 5/8 inch rebar;
Thence a bearing of N 58°56'18" W, a distance of 13.64 feet to a set 5/8 inch rebar;
Thence a bearing of N 21°29'59" E, a distance of 56.42 feet to a set 5/8 inch rebar;
Thence a bearing of N 64°19'31" E, a distance of 14.91 feet to a set 5/8 inch rebar;
Thence a bearing of N 44°18'58" E, a distance of 113.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 56°55'24" W, a distance of 47.10 feet to a set 5/8 inch rebar;
Thence a bearing of S 57°15'54" W, a distance of 23.34 feet to a set 5/8 inch rebar;
Thence a bearing of S 57°12'04" W, a distance of 51.01 feet to a set 5/8 inch rebar;
Thence a bearing of S 31°32'26" W, a distance of 19.69 feet to a set 5/8 inch rebar;
Thence a bearing of S 13°45'51" W, a distance of 50.90 feet to a set 5/8 inch rebar;
Thence a bearing of S 34°49'29" W, a distance of 45.66 feet to a set 5/8 inch rebar;
Thence a bearing of S 51°42'00" W, a distance of 15.26 feet to a set 5/8 inch rebar;
Thence a bearing of N 87°47'55" W, a distance of 78.23 feet to a set 5/8 inch rebar;
Thence a bearing of N 36°25'43" E, a distance of 76.92 feet to a set 5/8 inch rebar;
Thence a bearing of N 32°39'33" E, a distance of 271.17 feet to a set 5/8 inch rebar;
Thence a bearing of N 04°02'23" E, a distance of 26.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 24°01'46" E, a distance of 173.58 feet to a set 5/8 inch rebar;
Thence a bearing of N 17°51'33" E, a distance of 82.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 26°24'36" E, a distance of 44.80 feet to a set 5/8 inch rebar;
Thence a bearing of N 24°14'17" E, a distance of 124.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 16°53'15" E, a distance of 15.92 feet to a set 5/8 inch rebar;
Thence a bearing of N 49°48'55" E, a distance of 11.74 feet to a set 5/8 inch rebar;
Thence a bearing of N 70°20'28" W, a distance of 26.84 feet to a set 5/8 inch rebar;
Thence a bearing of N 84°13'28" W, a distance of 23.56 feet to a set 5/8 inch rebar;
Thence a bearing of S 79°27'16" W, a distance of 30.26 feet to a set 5/8 inch rebar;
Thence a bearing of N 20°17'19" E, a distance of 181.01 feet to a set 5/8 inch rebar;
Thence a bearing of N 30°31'52" E, a distance of 38.70 feet to a set 5/8 inch rebar;
Thence a bearing of N 19°13'54" E, a distance of 27.06 feet to a set 5/8 inch rebar;
Thence a bearing of N 34°03'50" E, a distance of 51.08 feet to a set 5/8 inch rebar;
Thence a bearing of S 60°34'24" E, a distance of 12.85 feet to a set 5/8 inch rebar;
Thence a bearing of S 03°51'11" E, a distance of 14.76 feet to a set 5/8 inch rebar;
Thence a bearing of S 33°04'55" W, a distance of 34.86 feet to a set 5/8 inch rebar;
Thence a bearing of S 07°03'16" W, a distance of 22.28 feet to a set 5/8 inch rebar;
Thence a bearing of S 03°06'17" E, a distance of 58.51 feet to a set 5/8 inch rebar;
Thence a bearing of N 69°50'54" E, a distance of 13.40 feet to a set 5/8 inch rebar;
Thence a bearing of N 39°06'06" E, a distance of 43.03 feet to a set 5/8 inch rebar;
Thence a bearing of N 09°38'16" E, a distance of 41.26 feet to a set 5/8 inch rebar;
Thence a bearing of N 20°13'35" E, a distance of 37.44 feet to a set 5/8 inch rebar
Thence a bearing of N 07°20'33" E, a distance of 127.34 feet to a set 5/8 inch rebar;
Thence a bearing of S 80°40'48" E, a distance of 5.56 feet to a set 5/8 inch rebar;
Thence a bearing of S 16°17'15" E, a distance of 9.29 feet to a set 5/8 inch rebar;

Thence a bearing of S 34°48'19" E, a distance of 8.17 feet to a set 5/8 inch rebar;
Thence a bearing of N 68°23'07" E, a distance of 5.18 feet to a set 5/8 inch rebar;
Thence a bearing of N 10°06'31" E, a distance of 14.68 feet to a set 5/8 inch rebar;
Thence a bearing of N 13°35'37" W, a distance of 18.40 feet to a set 5/8 inch rebar;
Thence a bearing of N 02°08'37" E, a distance of 43.68 feet to a set 5/8 inch rebar;
Thence a bearing of N 01°48'39" W, a distance of 139.18 feet to a set 5/8 inch rebar;
Thence a bearing of N 03°55'23" W, a distance of 46.01 feet to a set 5/8 inch rebar;
Thence a bearing of N 07°43'49" E, a distance of 25.14 feet to a set 5/8 inch rebar;
Thence a bearing of N 10°58'21" W, a distance of 18.09 feet to a set 5/8 inch rebar;
Thence a bearing of N 02°42'19" W, a distance of 71.71 feet to a set 5/8 inch rebar;
Thence a bearing of N 89°15'39" E, a distance of 9.15 feet to a set 5/8 inch rebar;
Thence a bearing of S 28°34'14" E, a distance of 39.66 feet to a set 5/8 inch rebar;
Thence a bearing of S 84°54'05" E, a distance of 12.46 feet to a set 5/8 inch rebar;
Thence a bearing of S 52°12'49" E, a distance of 34.50 feet to a set 5/8 inch rebar;
Thence a bearing of S 75°29'46" E, a distance of 24.37 feet to a set 5/8 inch rebar;
Thence a bearing of N 84°33'55" E, a distance of 60.44 feet to a set 5/8 inch rebar;
Thence a bearing of N 70°11'14" E, a distance of 34.88 feet to a set 5/8 inch rebar;
Thence a bearing of N 41°07'48" E, a distance of 9.75 feet to a set 5/8 inch rebar;
Thence a bearing of N 78°05'20" E, a distance of 6.08 feet to a set 5/8 inch rebar;
Thence a bearing of S 39°11'54" E, a distance of 13.19 feet to a set 5/8 inch rebar;
Thence a bearing of S 81°04'23" E, a distance of 14.76 feet to a set 5/8 inch rebar;
Thence a bearing of N 67°52'49" E, a distance of 12.07 feet to a set 5/8 inch rebar;
Thence a bearing of N 00°37'45" E, a distance of 11.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 57°57'04" W, a distance of 31.70 feet to a set 5/8 inch rebar;
Thence a bearing of S 79°29'15" W, a distance of 23.73 feet to a set 5/8 inch rebar;
Thence a bearing of S 49°24'59" W, a distance of 19.65 feet to a set 5/8 inch rebar;
Thence a bearing of S 84°42'23" W, a distance of 74.55 feet to a set 5/8 inch rebar;
Thence a bearing of N 53°51'26" W, a distance of 51.76 feet to a set 5/8 inch rebar;
Thence a bearing of N 32°42'31" W, a distance of 35.06 feet to a set 5/8 inch rebar;
Thence a bearing of N 44°38'04" W, a distance of 49.65 feet to a set 5/8 inch rebar;
Thence a bearing of N 17°34'34" W, a distance of 32.60 feet to a set 5/8 inch rebar;
Thence a bearing of N 00°58'27" E, a distance of 26.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 03°40'40" W, a distance of 95.42 feet to a set 5/8 inch rebar;
Thence a bearing of N 26°53'57" W, a distance of 18.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 03°37'53" E, a distance of 115.87 feet to a set 5/8 inch rebar;
Thence a bearing of N 06°18'13" W, a distance of 114.45 feet to a set 5/8 inch rebar;
Thence a bearing of N 14°06'06" W, a distance of 14.15 feet to a set 5/8 inch rebar;
Thence leaving said O.H.W.L a bearing of N 82°00'22" E, a distance of 561.17 feet to a set 5/8 inch rebar with aluminum cap monument marking the center 1/4 corner of said Section 31;
Thence a bearing of N 86°14'56" E, a distance of 802.60 feet to a set 5/8 inch rebar;
Thence a bearing of S 83°07'01" E, a distance of 533.50 feet to a set 5/8 inch rebar marking the northeast corner of the W1/2 of the SE1/4, said Section 31 and the

northwest corner of a parcel of land as described by Warranty Deed Inst. No. 230389, deed records of said Valley County;

Thence on the west boundary of said Inst. No. 230389, a bearing of S 00°16'59" W, a distance of 264.80 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed recorded as Inst. No. 422145 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 422145, a bearing of S 00°14'35" W, a distance of 264.68 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Affidavit of Surviving Joint Tenant recorded as Inst. No. 392279 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 392279, bearing of S 00°13'04" W, a distance of 264.76 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Deed of Trust recorded as Inst. No. 161318 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 161318, a bearing of S 00°14'39" W, a distance of 594.80 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed recorded as Inst. No. 415008 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 415008, a bearing of S 00°15'26" W, a distance of 293.54 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 417004 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 417004, a bearing of S 00°13'42" W, a distance of 293.45 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Special Warranty Deed Inst. No. 218780 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 218780, a bearing of S 00°16'34" W, a distance of 329.91 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 393897 said deed records of Valley County;

Thence on the west boundary of said Warranty Deed Inst. No. 393897, a bearing of S 00°19'11" W, a distance of 329.76 feet to a found 1/2 inch rebar marking the southwest corner of said Warranty Deed and the southeast corner of said W1/2 of the SE1/4, Section 31;

Thence a bearing of N 89°43'25" W, a distance of 1,328.93 feet on the south boundary of said Section 31 to the POINT OF BEGINNING.

Said described parcel of land contains 122.407 acres, more-or-less.

The application with associated paperwork is on file at Cascade City Hall, 105 South Main Street, Cascade, ID, and is available for review during regular business hours. The public is invited and encouraged to attend and/or make written comments by Wednesday, November 13, 2019. Written comments should be addressed to: Heather Soelberg, PO Box 649, Cascade, ID 83611 (208) 382-4279 or email clerk@cascadeid.us

The hearing will be held in a handicapped accessible facility. All information presented in the hearing will also be available upon advance request in a form usable by persons with hearing or visual impairments.

Heather Soelberg, Clerk

PLEASE PUBLISH: October 31, 2019 and November 7, 2019

105 S. Main
PO Box 649
Cascade, ID 83611



Phone: 208-382-4279
Fax: 208-382-7204
Email: clerk@cascadeid.us
Web: www.cascadeid.us

Neighbor Notification Public Hearing

Date: November 4, 2019

RE: Cascade River District – ANNEX 19-01, PUD-19-01, SUB-19-01, ZON-19-01

The City of Cascade City Council will hold a public hearing at City Hall, Cascade, Idaho. The meeting begins at 6:00 p.m. on Monday, November 18, 2019.

Our office would appreciate your comments as a potentially affected neighbor regarding these applications. Comments received prior to Wednesday, November 13, 2019 will be included in the Staff Report. You may come to the public hearing and listen to the application presentation and give testimony.

The application and the contents of the file can be reviewed at City Hall located at 105 South Main Street in Cascade, Idaho or on the City Website.

Sincerely,

Heather M. Soelberg

Heather M. Soelberg
Clerk/Treasurer

CASCADE RIVER DISTRICT

ANNEX-19-01, ZON-19-01, PUD-19-01, SUB-19-01

On behalf of Cascade River LLC, A Team Land Consultants submitted application for annexation, rezone, planned unit development and preliminary plat for the proposed Cascade River Ranch Subdivision. The subject property is located generally on the east side of Highway 55, adjacent to the Payette River. This phase of the development contains 122.407 acres and is identified as a portion of tax parcel number RP14N04E310605. This is a proposed mixed-use.

105 S. Main
PO Box 649
Cascade, ID 83611



Phone: 208-382-4279
Fax: 208-382-7204
Email: clerk@cascadeid.us
Web: www.cascadeid.us

Agency Notification Public Hearing

Date: November 4, 2019

RE: Cascade River District – ANNEX, 19-01 ZON-19-01, PUD-19-01, SUB-19-01

The City of Cascade City Council will hold a public hearing at the American Legion, 105 East Mill Street, Cascade, Idaho, in order to review the above application. The meeting begins at 6:00 p.m. on Monday, November 18, 2019.

Our office would appreciate your comments as a potentially affected agency regarding these applications. Comments received prior to Wednesday, November 13, 2019 will be included in the Staff Report. Failure to respond will indicate that your agency will not be impacted.

The application and the contents of the file can be reviewed at the City Hall located at 105 South Main Street in Cascade, Idaho or on the City Website. Updated agendas and minutes are posted at <https://cascadeid.us>. Please direct questions and comments to Heather Soelberg, Clerk, City of Cascade.

Sincerely,

Heather M. Soelberg

Heather M. Soelberg
Clerk/Treasurer

CASCADE RIVER DISTRICT

ANNEX-19-01, ZON-19-01, PUD-19-01, SUB-19-01

On behalf of Cascade River LLC, A Team Land Consultants submitted application for annexation, rezone, planned unit development and preliminary plat for the proposed Cascade River Ranch Subdivision. The subject property is located generally on the east side of Highway 55, adjacent to the Payette River. This phase of the development contains 122.407 acres and is identified as a portion of tax parcel number RP14N04E310605. This is a proposed mixed-use.

CITY OF CASCADE

NOTICE OF PUBLIC HEARING

The Cascade City Council will hold a public hearing on Monday, November 18, 2019 at 6:00 p.m. at the American Legion, 105 East Mill Street, Cascade, Idaho, for the purpose of receiving testimony from interested persons regarding the application for PUD-19-01, SUB-19-01, ZON-19-01 submitted by Steve Arnold, A-Team, Land Development & Real Estate Services for the applicant, Cascade River LLC. The proposed Cascade River District Subdivision will be a mixed-use development consisting of commercial, multifamily, townhouse, and single family uses. The site is 122.407 acres and is currently zoned agriculture. The site is located north east of Cascade Airport. A parcel of land located in a portion of, Section 31, T.14 N., R. 4 E., B.M., Valley County, Idaho, being more particularly described as follows:

SEE the City Website for the full description.

The application with associated paperwork is on file at Cascade City Hall, 105 South Main Street, Cascade, ID, and is available for review during regular business hours. The public is invited and encouraged to attend and/or make written comments by Wednesday, November 13, 2019. Written comments should be addressed to: Heather Soelberg, PO Box 649, Cascade, ID 83611 (208) 382-4279 or email clerk@cascadeid.us

The hearing will be held in a handicapped accessible facility. All information presented in the hearing will also be available upon advance request in a form usable by persons with hearing or visual impairments.

Heather Soelberg, Clerk