

**City of Cascade
City Council Public Hearing
Staff Report
The River District
Annex 19-01, Zone 19-01, PUC 19-01, SUB 19-01**

Staff: Heather M. Soelberg
Public Hearing: November 18, 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: 122.41 acres (updated)
Existing Zone: Mixed Use (MU)
Proposed Use: Mixed Use Subdivision

This Staff Report is for the Public Hearing for Monday, November 18, 2019 called by City of Cascade Regular City Council meeting schedule. This is a 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 (“Project” or “Site”). The application packet consisted of an Annexation Application, Rezone Application, Planned Unit Development Application and a Preliminary Plat Application (hereto referred as “Submittal”). The development consists of [these are updated numbers]: (i) 6.17 acres of commercial use; (ii) 15.06 acres of multi-family use; (iii) 65.39 acres of single-family use; and (iv) 35.79 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 per the updated legal description attached as **Exhibit A** hereto.

BACKGROUND

ANNEXATION AND INITIAL ZONING DESIGNATION

The applicant is requesting annexation of the 122.41 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 site 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 site be zoned C along the frontage of Highway 55, and R-3 for the remaining property.

PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAT

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 [these numbers are updated] 135 estate lots, 9 cottage lots, 43 townhome lots, 48 four-plex/multi-family lots, and 4 apartment/multi-family lots; this equates to a total of 443 individual residential units. **The commercial portion** of the property includes 12 separate commercial lots on approximately. **The gross density** of the areas ranges from 2.10 du/ac (dwelling units per acre) for a single family up to 28.59 du/ac for the multifamily/apartments.

Per the applicant, they believe 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.

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 the 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.

STANDARDS REVIEWED AND APPLIED FOR APPLICATIONS

1. Idaho Statute Sections: 67-6512, 6509, 6535, 50-222(3), 50-223, 63-2215, 67-6525, 67-6511
2. Idaho Code Section 5-1301 through 5-1329
3. Cascade City Codes: CCC 3-2-6-C-6, CCC 3-1-12-A-7(j), CCC 3-2-6-C-7, CCC 3-2-4-A, CCC 3-2-4-C/D, CCC 3-2-6-E-1(a-d), CCC 3-2-3-C-4, CCC 3-1-8-D-2(f-g), CCC 3-1-8-D-2(d), CCC 3-1-8-D-2(a), CCC 3-2-4-D-1, CCC 3-1-8-F, CCC 3-2-3-B-5-c-1, CCC 3-5-4-E-3-h, CCC 3-1-14-A-2-b-2, and Section 3.2.2 Functional Classification of the Comprehensive Plan

Final Plat for the subdivision will be considered after approval of Construction Drawings.

SIGNIFICANT IMPACTS

The scale and scope of this development will have significant impacts to the residents of Cascade, and to the City. With the likely potential that once fully built out the development will double or triple the population of Cascade, City leaders and Staff must take a cautious but open approach to the Project. Caution is also advised due to the **many current unknowns and uncertainties** regarding the proposed development, including:

- A. **Unknown impacts to City sewer/wastewater infrastructure. Uncertainties related to capacity and required improvements;**
- B. **Unknown impacts to City water supply and infrastructure. Uncertainties with capacity, delivery, required improvements, aquifer availability and fire suppression;**
- C. **Unknown impacts to traffic and safety along the busy Highway 55 corridor. Uncertainties with the existing design of the Preliminary Plat and current access points. Due to applicant still not providing the required Traffic Impact Study that ITD and the City have both requested numerous times;**
- D. **Unknown impacts to the City's budget, and uncertainties with no mitigation plan discussed for the deficits that are created by the development;**

Additionally, other considerations City Council should contemplate are the environmental impacts - which may be substantial due to the existing constraints of the site (including floodway, floodplain, wetlands, and river bank), as well as the voice of the citizens of the City of Cascade and surrounding neighbors in Valley County.

None of this is to say or imply that the impacts are either positive or negative, simply that the impacts are many and are significant, and solutions have not been identified, addressed or provided. Any decision(s) made now will be far reaching and should be carefully contemplated when making any determinations of approval or denial.

COMMENTS

PUBLIC COMMENTS

1. Letter received from Jana and David Allan, 1339 Shore Drive, Cascade, on September 12, 2019: wrote Opposed to the Applications. Copy of this public comment is attached.
2. Email letter from Stacy Thelin on September 18, 2019: wrote Opposed to the Applications. Copy of this public comment is attached.
3. Email received from Cynda Herrick, City Council Member, on September 19, 2019: attached a picture of the Cover Page of the Preliminary Plat. Copy of this public comment is attached.
4. Letter received from David Little, PO Box 488, Cascade, on October 11, 2019: wrote in Favor of the Applications. Copy of this public comment is attached.

AGENCY COMMENTS

1. Letter received from U.S. Army Corp of Engineers, 720 E. Park Blvd. Suite 245, Boise, Idaho, on November 1, 2019: wrote stating the boundaries of the wetlands shown on the Preliminary Plat match their boundaries. Copy of this agency comment is attached.
2. Letter received from Idaho Transportation Department ("ITD"), PO Box 8028, Boise, Idaho, on November 13, 2019: wrote that "*ITD Objects to the proposed application due to traffic concerns*", also stating that ITD has concerns about still not receiving a Traffic Impact Study that ITD has requested numerous times. Copy of this agency comment is attached.
3. Letter received from Cascade Rural Fire Protection District, 109 E. Pine St., Cascade, on November 13, 2019: wrote with concern that current water supply and storage capacity for the City may not be sufficient to support the needs for fire suppression at the large-scale project site. Copy of this agency comment is attached.

STAFF COMMENTS

Since the inclusion of a Planner into the process, the City and the applicant have undertaken four (4) formal, written/documented efforts, three (3) working meetings, three (3) public meetings, and numerous communications between parties and parties' legal counsel toward resolution of the still incomplete applications submitted.

While a little progress has been achieved with each effort, applicant remains nonresponsive to requirements of Code, in addition to other legitimate requests made by the City. **More importantly**, there are items that were required to be submitted at the specific direction of P&Z Commission - which were stated as required in order to be put in front of City Council - which to date remain outstanding:

1. Two (2) potential public accesses have been determined on the Preliminary Plat, and such accesses will be included in Applicant's Traffic Impact Study ("TIS") as required by ITD and City.
 - a. **To date no Traffic Impact Study has been submitted. It is impossible for the City to make a determination of the applications without a TIS, and specifically without ITD's express approval.**
2. Staff review of the Fiscal Impact Report indicates that the numbers as prepared by Applicant do not accurately reflect the fiscal impact to the City. Staff review indicates that the development as proposed is likely to cause financial impact in the form of a deficit to the City. Development Agreement shall include stipulation(s) for developer to provide fiscal relief in order for the passage of Planned Unit Development ("PUD").
 - a. **Developer has submitted a draft Development Agreement to the City for consideration and it did not include plans to mitigate the deficit the City will experience if the PUD is approved.**
3. Applicant had been directed to make the following modifications to the Preliminary Plat and submit the updated Plat - **as a condition to be put in front of City Council** - yet they remain outstanding:
 - a. **Show dimensions and radii at all corners, turns, approaches, accesses and cul-de-sacs.** *"Updated Preliminary Plat showing these revisions will be required no later than the Wednesday immediately prior to the City Council Hearing date in order to be included in the Council Packet."*
 - b. **Show all easements, existing and proposed, within and at the boundary of the site to be shown.** *"Updated Preliminary Plat showing these revisions will be required no later than the Wednesday immediately prior to the City Council Hearing date in order to be included in the Council Packet."*
 - c. **Survey data utilized to design the PUD and Preliminary Plat; Staff was concerned that survey data utilized was outdated which creates a risk to the City. Staff wanted City Engineer to review.** *Survey data utilized was NOT provided after several requests; rather new surveys were completed which showed that the Preliminary Plat as originally submitted had the wrong boundaries. After receipt of the [correct] legal description and modified survey, applicant sent updated Preliminary Plat with updated boundaries.*
4. Show calculation points with bearings of distances in all wetland delineated areas and "no build zones" on Preliminary and Final Plats.
 - a. **Not provided.**
5. All water sources shall be depicted on Final Plat including new and existing well(s).
 - a. **Not provided.**
6. Applicant to provide legal descriptions for separate rezone areas (C Zone description and R3 Zone description). Recommend approval of this finding subject to the condition of submission and administrative verification of the legal descriptions describing the different zone boundaries.
 - a. **Not provided. Zoning cannot be approved without administrative verification of legal descriptions and boundaries.**

STAFF FINDINGS AND RECOMMENDATIONS

- 1) **Staff finds** that at this time there remains too much uncertainty with regard to the City's existing services and infrastructure - relative to water supply and sewer capacity - to make an informed decision on the true impacts of the project, and therefore a determination at this time would be premature; more importantly, an approval now could pose considerable risk to the City.
 Staff recommends tabling until such time as the City has completed facilities studies and can determine the impacts of the project on the City's infrastructure, and what will be necessary on the part of the developer relative to required improvements.
- 2) **Staff finds** that without a Traffic Impact Study neither the City nor Idaho Transportation Department can make suitable findings and determinations of the impacts this large-scale development will have to the area, and that the process cannot move forward without this critical and required component of the application package.
 Staff recommends City Council to direct applicant to submit a Traffic Impact Study to the City and to Idaho Transportation Department as a prerequisite to moving the submittal through to the next steps of the process.
- 3) **Staff finds** that the City cannot accommodate a deficit to the budget as a result of any development, and that solutions and mitigation prior to further consideration are essential for the City to ensure that the citizens do not pay the price for costly development.
 Staff recommends City Council request a formal economic plan (or plans) be provided by the applicant, preferably prepared by a finance professional, illustrating solutions and measures that will ensure that the City does not experience a deficit. This plan will then be integrated into the Development Agreement which is currently under draft and negotiation by parties.
- 4) **Staff finds** that P&Z Commission made determinations on a list of six (6) Exceptions requested by applicant that would allow the project to include project components that do not follow City Code. Attached as **Exhibit B**.
 Staff recommends Council approval of Items 1-5. Staff remains moot on Item 6. Staff requests Council to make final determination on each of the Exceptions requested.
- 5) **Staff finds** that P&Z Commission did not make a determination on the topic of possible restrictions on the number of woodburning households that could be built within the project; the concern was brought up and discussion centered on concerns of air pollution. As no determination was made, but the issue was brought forward, staff finds a determination should be made or the topic removed from consideration.
 Staff has no recommendation at this time.
- 6) **Staff finds** that it is important for City Council to be reminded that on July 13, 2018 a Will-Serve letter was provided to Bill Rhoads, the developer of the Riverview Park Subdivision previously approved by the City. The City committed to servicing 55-lots, with a 2-year validity deadline. Staff has had conversation with the developer and they have indicated that they anticipate breaking ground on these lots in the spring of 2020. A copy of the Will-Serve letter is attached.

- **Staff recommends** that this is a legitimate rationale to table the process until City facilities studies are completed and the City has a full view of what infrastructure will be able to handle relative to both development projects.

ATTACHMENTS:

- I. Exhibit A - Legal Description with Map
- II. Public Comment Letter: Jana and David Allan
- III. Public Comment Letter: Stacy Thelin
- IV. Public Comment Letter: Cynda Herrick
- V. Public Comment Letter: David Little
- VI. Agency Letter: US Army Corp of Engineers
- VII. Agency Letter: Idaho Transportation Department
- VIII. Agency Letter: Cascade Rural Fire Protection District
- IX. Updated Preliminary Plat received October 14, 2019
- X. Exhibit B - Applicant Exceptions Request with P&Z Determinations dated June 17, 2019
- XI. Will-Serve Letter for Riverview Park Subdivision dated July 13, 2018

Attachment I
Exhibit A



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

Annexation Parcel
122.407 Acres

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;



25 Coyote Trail
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Annexation Parcel
122.407 Acres
continued

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



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Cascade, ID 83611
P: 208-382-5726
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Annexation Parcel
122.407 Acres
continued

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;



25 Coyote Trail
Cascade, ID 83611
P: 208-382-5726
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continued

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;



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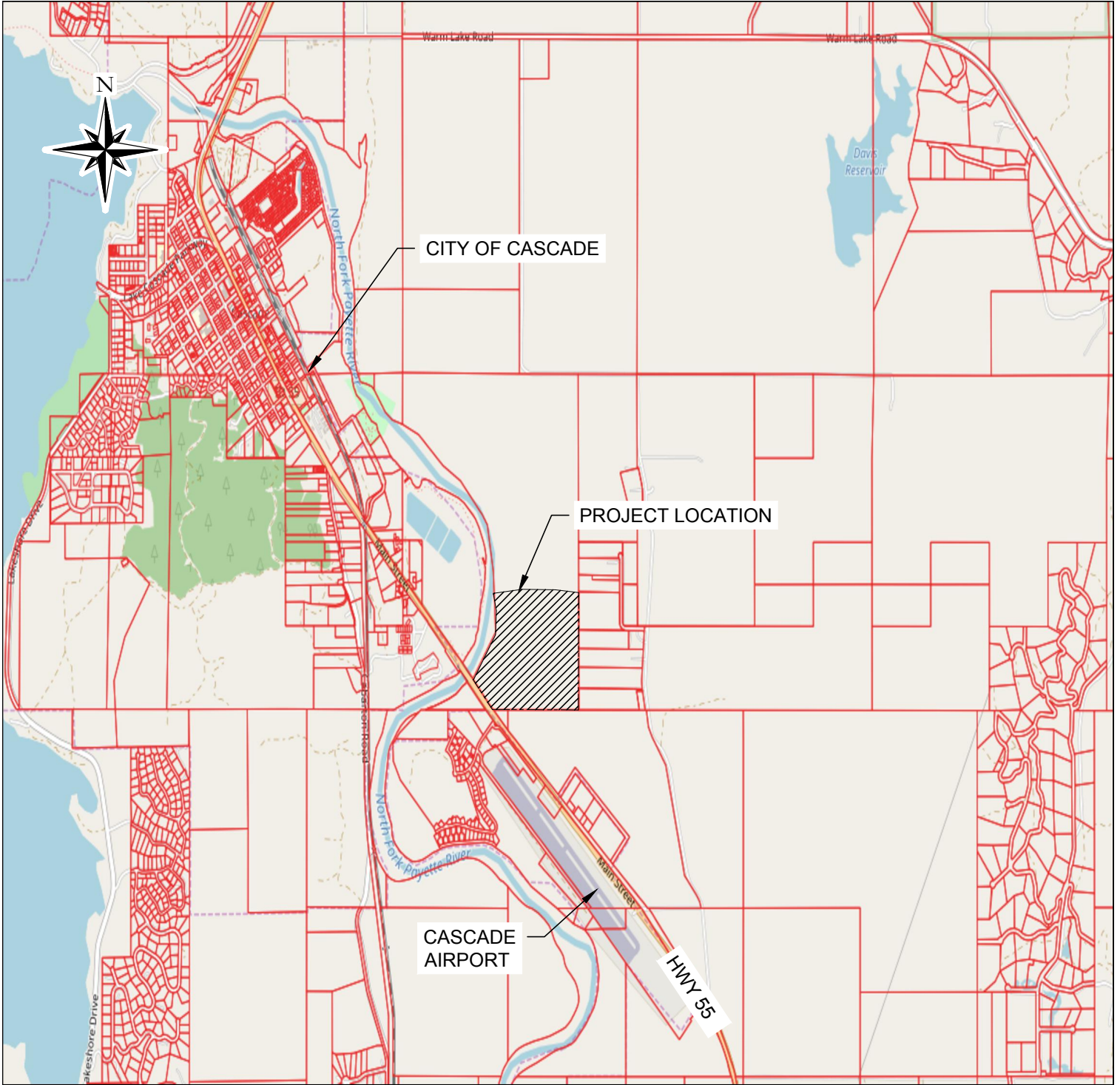
Annexation Parcel
122.407 Acres
Continued

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.





VICINITY MAP

THE RIVER DISTRICT
 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



Attachment II

JANA and DAVID ALLAN
1339 Shore Drive
P.O. Box 351
Cascade, Id 83611

RECEIVED
AUG - 5 2019
CITY OF CASCADE

July 30, 2019

Cascade City Council
105 S. Main Street
Cascade, Idaho 83611

Re: The River District

Dear Council Members and Mayor:

We read with interest the article in the Star News dated July 11, 2019. That proposal seems quite large. The Planning and Zoning approved it already? Really?

We oppose the project along with many neighbors for the following reasons:

1. The proposed subdivision is incompatible with the surrounding properties in Cascade which are all rural land and zoned rural.
2. It is too high density for Valley County. This project belongs in New York City or Brooklyn.
3. There is no need for that kind of subdivision in Valley County. There are hundreds of properties for sale in the latest Homes and Land magazine plus the local MLS properties for sale which are not advertised. Half of Valley County is for sale. The condos on Main Street have been for sale for years without many takers.
4. The subject property should be preserved to encompass Idaho's beauty!
5. Your master plan does not include this kind of subdivision. It includes preserving Valley County's beauty.

We have attached an Exhibit A which lists all the buildings they are proposing.

Please consider denying this proposal.

Very truly yours,


Jana Allan and David Allan

cc: Mark Pickard
The Payette Land Trust

EXHIBIT A

The River District project proposes:

121 acres east of H555 and South of the North Fork of the Payette River

475 unit development called The River District

158 estate lots

10 cottage lots

47 townhouse lots

51 multi-family lots of

47 fourplex lots totaling 188 units

4 apartment buildings containing 16 units each totaling 64 units

Attachment III

Heather Soelberg

From: Stacy Thelin <naturesqi5@gmail.com>
Sent: Wednesday, September 18, 2019 1:14 PM
To: Heather Soelberg
Subject: River District

To Whom it May Concern;

This letter comes from my heart.

We are not in favor of the River District Development

In August of 2018 after a 3 year search within the state of Idaho my husband and I decided to purchase a home in Cascade. We have lived in the same small community in Oregon for over 35 years so the decision to relocate in our later years is a big life change for us.

We have several reasons why we chose Cascade:

Cascade is much larger than our small community in Gales Creek Oregon but is much smaller than our closest town in Forest Grove. We want to stay within an area and have no expectations concerning growth.

We are not far from the original family homestead in New Meadows and relatives in New Meadows and Boise.

Valley County fits with our love of the outdoors.

Thank you,

Stacy Thelin
503 680-9300
naturesqi5@gmail.com

Attachment IV

Heather Soelberg

From: Cynda Herrick <cyndaherrick@gmail.com>
Sent: Thursday, September 19, 2019 6:46 PM
To: Heather Soelberg
Subject: Fwd: River District
Attachments: 20190802_105943.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: **Cynda Herrick** <cyndaherrick@gmail.com>
Date: Thu, Sep 19, 2019, 10:02 AM
Subject: Fwd: River District
To: clydiep <clydiep@yahoo.com>

----- Forwarded message -----

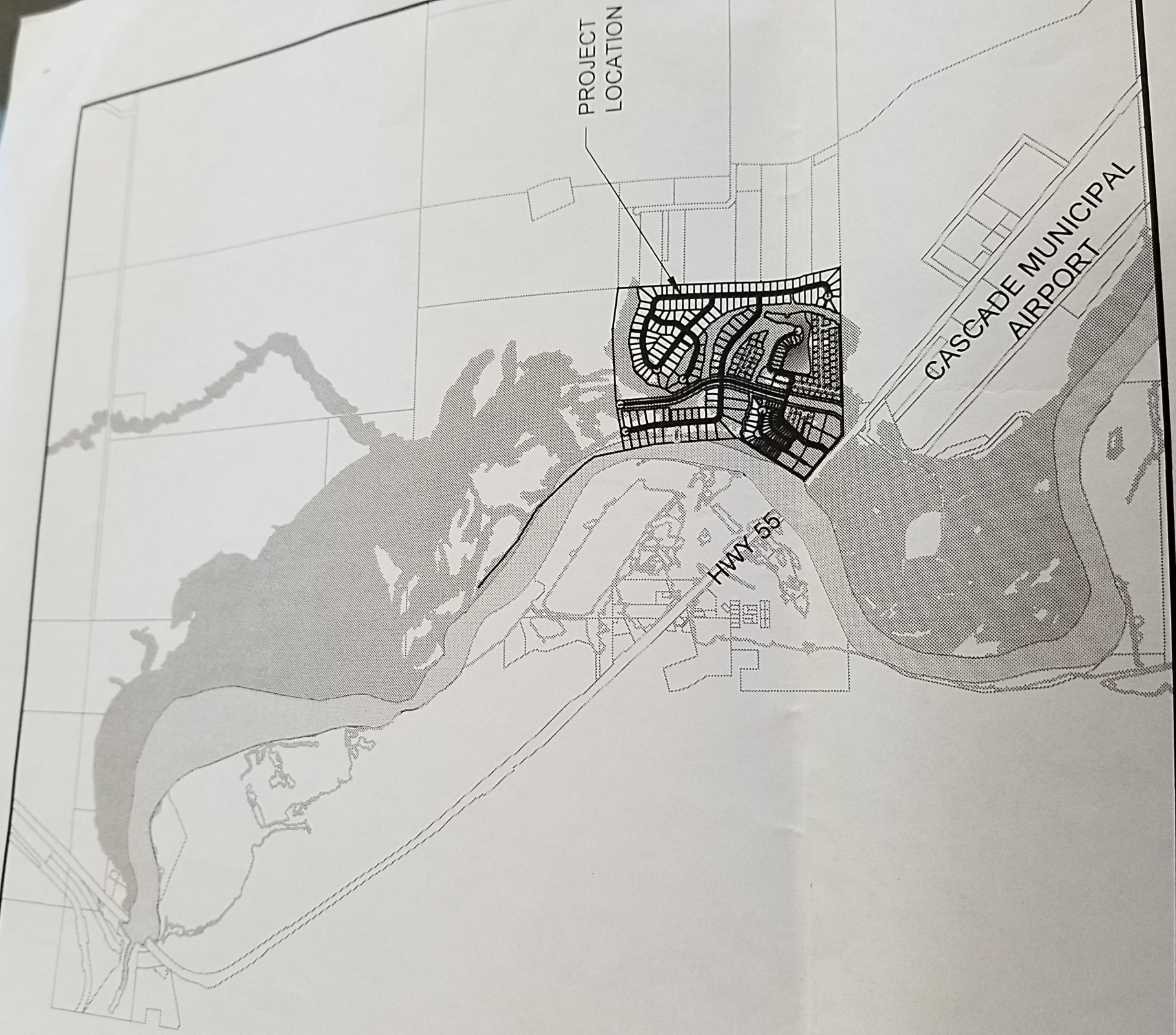
From: **Cynda Herrick** <cyndaherrick@gmail.com>
Date: Tue, Aug 6, 2019, 7:53 AM
Subject: River District
To: Mark Pickard <pickardmark@me.com>

Attached is a picture I took of the project. I have to be careful not to participate in exparte contact since I am a decision maker. I have not heard when the public hearing will be held....in front of City Council.

PROJECT
LOCATION

CASCADE MUNICIPAL
AIRPORT

HWY 55



Attachment V



LITTLE ENTERPRISES, LLLP

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

October 11, 2019

City of Cascade
c/o Ms. Heather Soelberg
PO Box 649
Cascade, ID 83611
clerk@cascadeid.us

Re: Cascade River Ranch Preliminary Plat

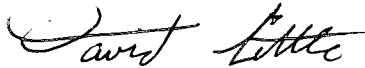
Dear Ms. Soelberg,

The business I manage (Little Enterprises, LLLP) owns property and operates a cattle ranch on the property adjacent to the proposed Cascade River Ranch Preliminary Plat.

I appreciate Cascade and the Davis family working on planning for the future of the area to ensure there will be adequate roads, water, and sewer in the area to accommodate the proposed development application brought by Cascade River LLC and future needs in the area. I am in support of the proposed land use designations in the preliminary plat.

As prepared, the preliminary plat is designed with Ponderosa Street connecting to Highway 55 on Little Enterprises, LLLP property. I have reviewed the submitted preliminary plat and discussed the matter with the Davis family and, if the project is approved, Little Enterprises can reach an agreement with Cascade River LLC for construction and dedication of Ponderosa Street.

Sincerely,



David Little

Attachment VI



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
WALLA WALLA DISTRICT, CORPS OF ENGINEERS
BOISE REGULATORY OFFICE
720 EAST PARK BOULEVARD, SUITE 245
BOISE, IDAHO 83704-9754

November 1, 2019

Regulatory Division

SUBJECT: NWW-2019-0577-B03, Cascade River Ranch Subdivision, 140-acre Parcel
(Parcel Number RP14N04E310605) Jurisdictional Determination

Mr. Josh Davis
Granite Excavation, Inc.
23 Warm Lake Hwy
Cascade, ID 83611

Dear Mr. Davis:

Enclosed is our Department of Army (DA) Approved Jurisdictional Determination (AJD) indicating there are waters of the United States, including wetlands, within your proposed project area. This decision is based upon our review of the information your agent provided, additional information available to our office, and our June 12, 2019 site inspection. Your proposed project site is located adjacent to the city limits of Cascade, Idaho, directly east of the North Fork Payette River and northeast of State Highway 55 and about two miles southeast of Lake Cascade within Section 31, Township 14 North, Range 4 East, near latitude 44.50000000° N and longitude -116.01583333° W, in the community of Cascade, Valley County, Idaho. Your request has been assigned file number **NWW-2019-0577-B03**, which should be referred to in future correspondence with our office regarding this site.

The wetland boundaries, as shown on Figure 4 of the report titled; Cascade River Ranch Subdivision, Valley County, Idaho, Wetland Verification, dated July 2019, has been approved. A total of 15.72 acres of palustrine emergent wetlands are present within the 140-acre parcel of land. This decision is based upon the U.S. Army Corps of Engineers' 1987 Wetland Delineation Manual and the 2010 Western Mountains, Valleys, and Coast Regional Supplement to the 1987 Wetland Delineation Manual.

This approved JD is valid for a period of **5-years** from the date of this letter, unless new information supporting a revision is provided to this office before the expiration date. Also enclosed, you will find the Approved Jurisdictional Determination Form addressing wetlands and waters of the U.S. located within the JD review area, and a *Notification of Administrative Appeals Options and Process and Request for Appeal*

Form (RFA) regarding this DA Approved Jurisdictional Determination. Should you disagree with certain terms and/or conditions of this DA Approved JD, the Notification of Administrative Appeal Options Form outlines the steps to take to file your objection. Please note, the RFA Form must be received by the Northwest Division Office no later than **December 30, 2019**.

The DA exerts regulatory jurisdiction over waters of the United States (U.S.), including wetlands, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) Section 404 of the Clean Water Act requires a DA permit be obtained prior to discharging dredged or fill material into Waters of the U.S., which includes most perennial and intermittent rivers and streams, natural and man-made lakes and ponds, irrigation and drainage canals and ditches that are tributaries to other waters, and wetlands.

Please be advised that discharges considered placement of dredged or fill material under our jurisdiction may include those associated with mechanized land-clearing involving vegetation removal with equipment such as front-end loaders, backhoes, or bulldozers with sheer blades, rakes, or discs, windrowing of vegetation, land leveling, or other soil disturbances in wetlands and excavation activities which result in a discharge of dredged material that destroys or degrades a Waters of the United States.

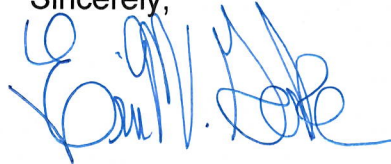
Nothing in this letter shall be construed as excusing you from compliance with other Federal, state, or local statutes, ordinances or regulations which may affect this work.

We are interested in your thoughts and opinions concerning the quality of service you received from the Walla Walla District, Corps of Engineers Regulatory Division. Please visit us online at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey and complete an electronic version of our Customer Service Survey form, which will be automatically submitted to us. Alternatively, you may call and request a paper copy of the survey, which you may complete and return to us by mail. For additional information about our Regulatory program please visit us at <http://www.nww.usace.army.mil/BusinessWithUs/RegulatoryDivision.aspx>. Your responses are appreciated and will allow us to improve our services.

We appreciate your cooperation with the Corps of Engineers' Regulatory Program. If you have questions about this determination, please contact me by telephone at 208-433-4462, by mail at the address in the above letterhead, or via email at

eric.m.gerke@usace.army.mil. For informational purposes, a copy of this letter is being sent to: Mr. Lance Holloway (Idaho Department of Environmental Quality); Mr. Aaron Golart (Idaho Department of Water Resources); and, Ms. Lori Hunter (City of Cascade, Planning and Zoning).

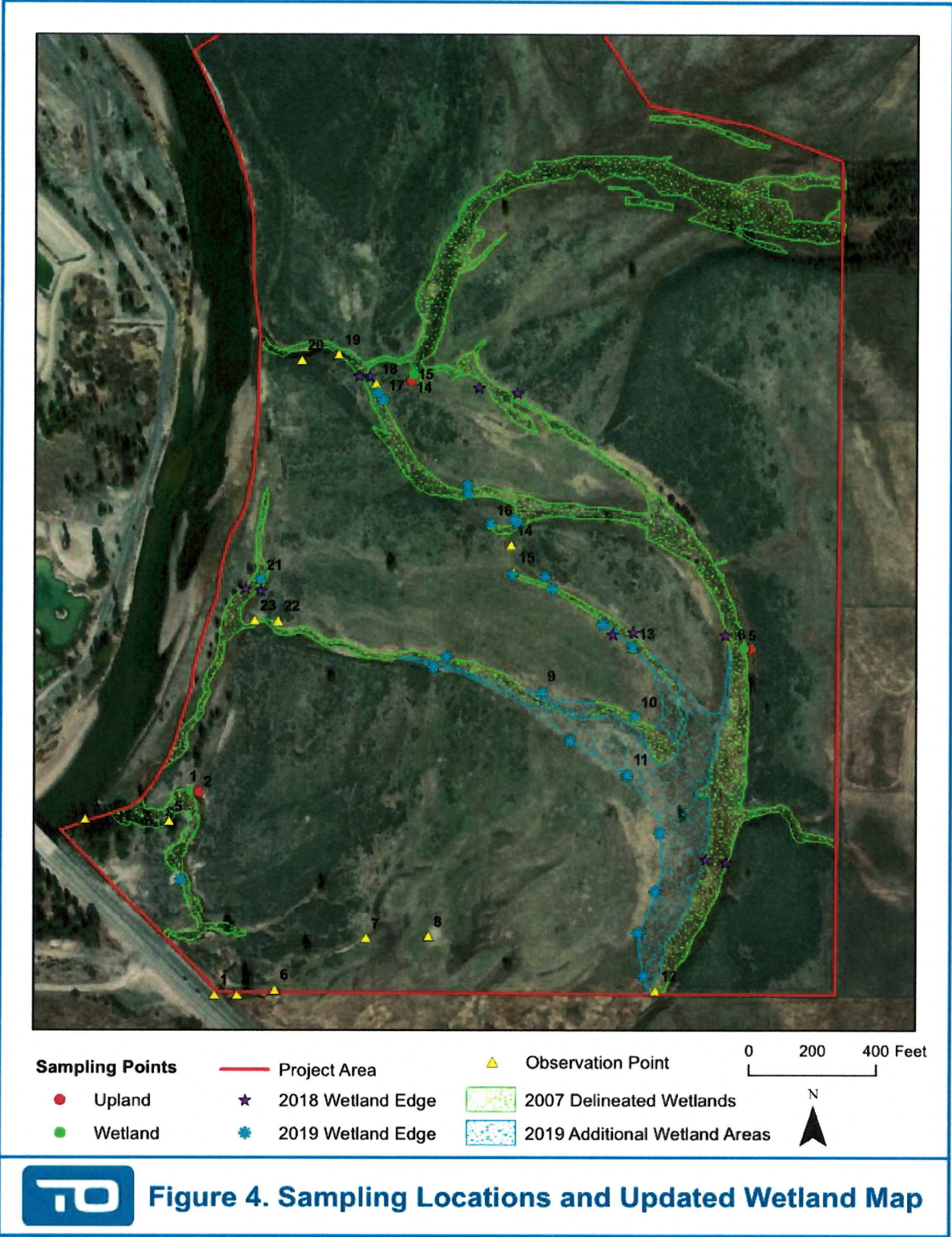
Sincerely,



Eric M. Gerke
Project Manager
Regulatory Division

Enclosures:

Cascade River Ranch Subdivision, Wetland Verification Report, dated July 2019,
prepared by T-O Engineers
Approved Jurisdictional Determination Form
Notification of Administrative Appeal Options and Request for Appeal Form



Attachment VII



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

November 13, 2019

Heather Soelberg
Planning and Zoning
105 South Main Street
Cascade, Idaho 83611

VIA EMAIL

Development Application	ANNEX-19-01, ZON-19-01, PUD-19-01, SUB-19-01
Project Name	CASCADE RIVER RANCH
Project Location	Adjacent to the Payette River in the northeast corner of SH-55 and the Payette River, north of SH-55 milepost 113.72
Project Description	Full buildout will include 12 commercial lots, 145 single family lots, 11 cottage lots, 46 townhouse lots, and 64 multi-family lots
Applicant	Cascade River, LLC

The Idaho Transportation Department (ITD) reviewed the referenced annexation, rezone, planned unit development, and preliminary plat applications and has the following comments:

1. This project abuts the State Highway system.
 2. ITD has concerns about traffic impacts to the State Highway system from this proposed development. Based on the size of this proposed subdivision and its proximity to SH-55, ITD has requested numerous times that the applicant provide a Traffic Impact Study (TIS) reflecting full build out of the development. At this time, ITD is unable to determine the mitigation needed to preserve the safety and mobility of the highway as the applicant has not provided the requested information. ITD cannot approve this application without receiving, reviewing, and accepting a TIS for this development.
 3. On February 20th 2019, ITD sent comments requesting a Traffic Impact Study and a permit application. The applicant did not provide either. On June 24th 2019, ITD met with the applicant, at their request, and a representative of the City to review scope of work and possible access points. At that time, ITD again requested a Traffic Impact Study in order to verify the approaches would function safely and the integrity of the State Highway system would be preserved. The applicant has not, as of this date, provided ITD any traffic analysis to consider.
 4. Currently residential access to this parcel is permitted under ITD Permit No. 3-05-116. The proposed development adds commercial development to this approach. This constitutes a change of use and an increase in
-



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

trip generation numbers which requires the property owner re-apply for access. ITD has not received a permit application as of yet.

5. Applicant has indicated the intent to accommodate an alternate route for the City of Cascade. At this time, ITD has no intention of creating an alternate route around the City of Cascade.
6. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
7. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
8. ITD objects to the proposed application due to traffic concerns as noted in items 2, 3 and 4.
9. Once the appropriate ITD permit has been obtained, a TIS has been accepted, and all identified mitigation has been implemented, ITD will withdraw any objection to the proposed application.

If you have any questions, you may contact me at (208) 334-8338 or Erika Bowen (208) 265-4312 ext 7.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Arjona".

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



Attachment VIII



CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET
(208) 382-3200
FAX
(208)382-4222

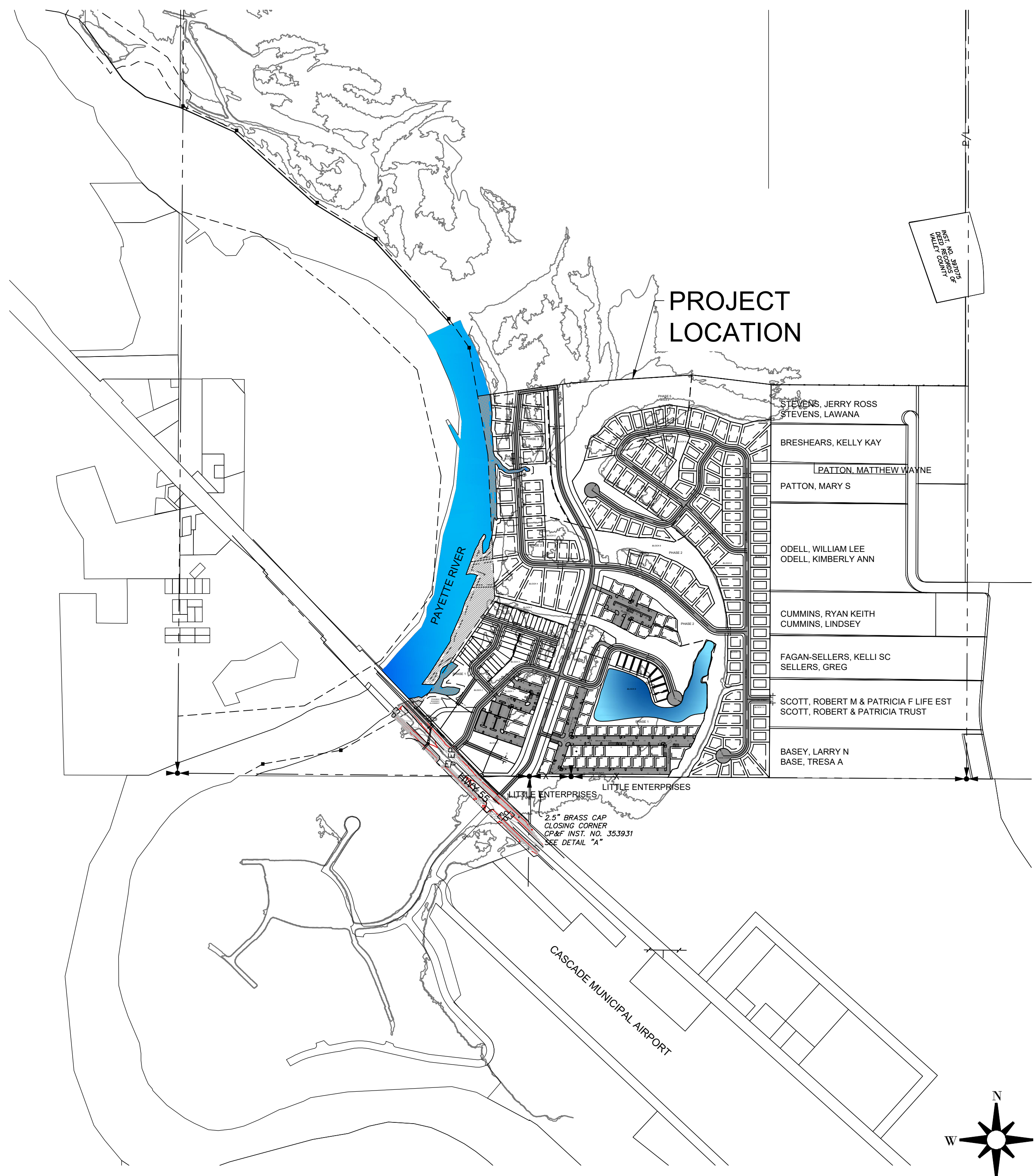
November 13, 2019

RE: The River District

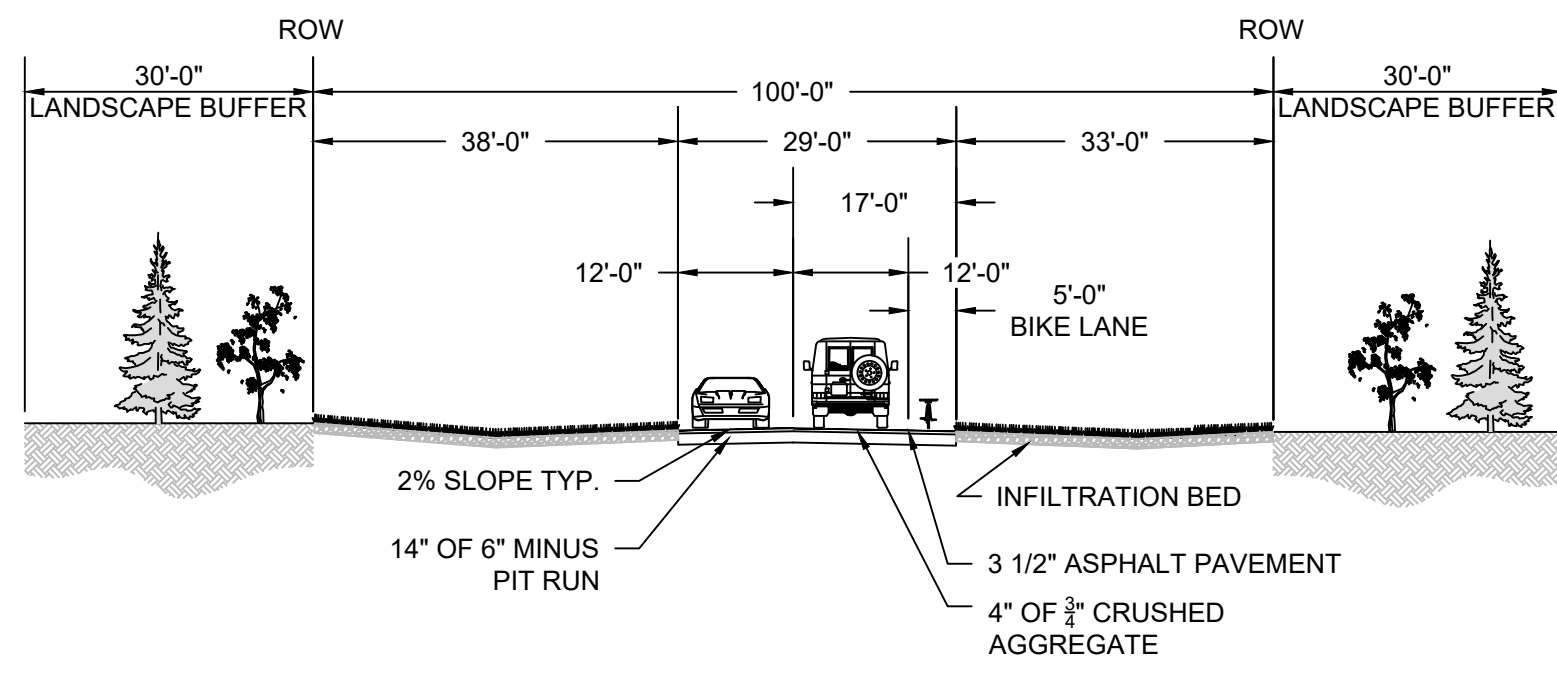
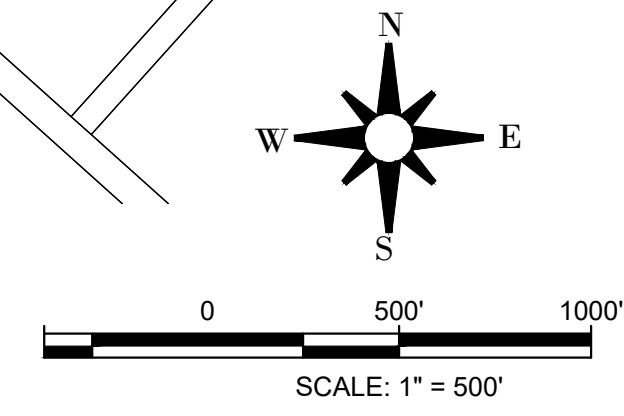
Is there a plan in place for reviewing the current water supply and storage capacity for the City of Cascade? The River District is a large proposed development. The Cascade Rural Fire Protection Districts concern is the current water storage for fire suppression. The water storage the City of Cascade currently has may not be sufficient for the proposed additional infrastructure.

Steven Hull
Fire Chief
Cascade Rural Fire Protection District
steve@cascaderuralfire.com

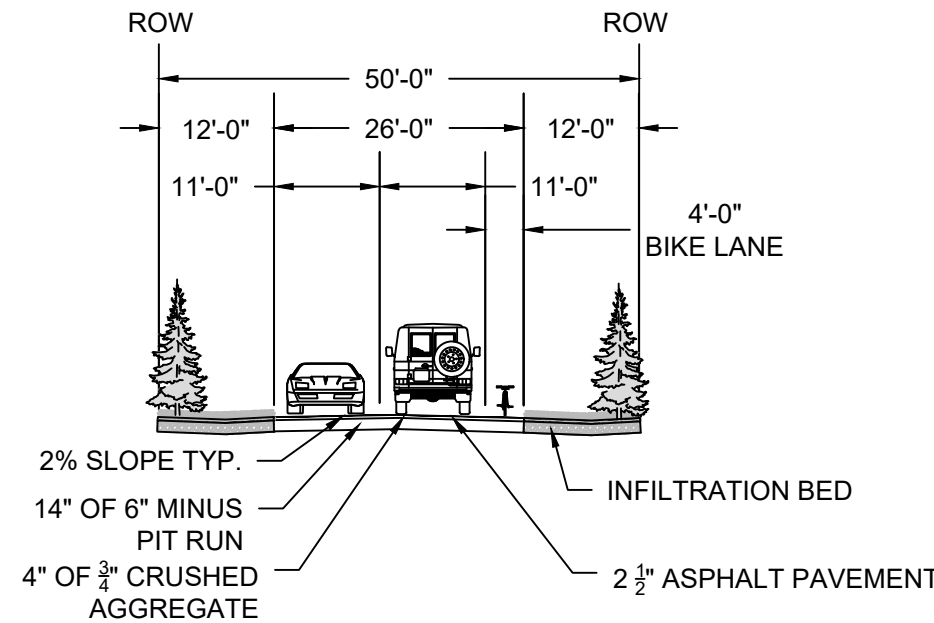
Attachment IX



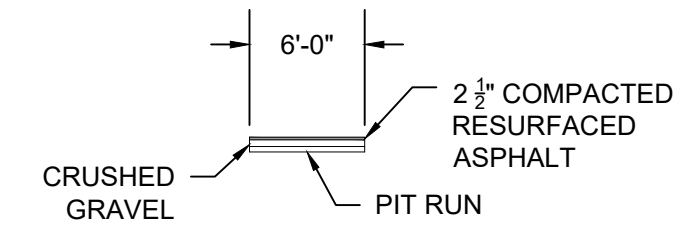
VICINITY MAP



100' MINOR ARTERIAL STREET SECTION
SCALE - 1:20



50' LOCAL ROAD STREET SECTION
SCALE - 1:20



6' COMPACTED RESURFACED
ASPHALT PEDESTRIAN WALK SECTION
SCALE - 1:10

NOTES

- CITY OF CASCADE SEWER AND WATER WILL BE EXTENDED TO ALL BUILDABLE LOTS.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 15 (FIFTEEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF CASCADE
- LOT 1 BLOCK 1, LOT 3, 15, 32, 33, 34 BLOCK 2, LOT 11, 12, 17 BLOCK 3, LOT 1, 12 BLOCK 4, LOT 1, 16 BLOCK 5, LOT 5, 8, 16, 25, 41, 42, 52 BLOCK 6, LOT 5, 14, 18, 19 BLOCK 7, LOT 1, 14, 32, 42, 50, 69 BLOCK 8, LOTS 5 BLOCK 9, LOT 10 BLOCK 10, LOT 10 BLOCK 11 ARE ALL COMMON LOTS. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE RIVER DISTRICT HOMEOWNERS ASSOCIATION.
- ALL COMMON LOTS MAY BE UTILIZED FOR SNOW STORAGE.

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO'S:	RP14N04E310605	MULTIFAMILY PARKING:	
ADDRESSES:	55 S31 T14N R4E	BLOCK 1 - (4) 16 PLEX	192 SPACES
CURRENT ZONING:	MU	BLOCK 1 - HANDICAP	10 SPACES
PROPOSED ZONING:	R3, C	BLOCK 2 - 16 PLEX VISITOR	9 SPACES
		TOTAL:	211 SPACES
PROPERTY SIZE:	122.407 ACRE	BLOCK 5 - (36) 4 PLEX	288 SPACES
COMMON LOTS:	35.78 ACRE	BLOCK 5 - HANDICAP	26 SPACES
PONDS:	4.08 ACRE	BLOCK 5 - 4 PLEX VISITOR	23 SPACES
WETLAND & PARK AREA:	31.71 ACRE	TOTAL:	337 SPACES
SINGLE FAMILY:	64.16 ACRE	BLOCK 6 - (12) 4 PLEX	96 SPACES
COMMERCIAL:	6.17 ACRE	BLOCK 6 - HANDICAP	4 SPACES
MULTIFAMILY:	10.07 ACRE	BLOCK 6 - 4 PLEX VISITOR	4 SPACES
TOWNHOME:	4.99 ACRE	TOTAL:	104 SPACES
COTTAGES:	1.23 ACRE	SETBACKS:	
LINEAR STREET LENGTH:	14242.61 LF	FRONT	
LINEAR PATHWAY LENGTH:	12845.69 LF	SINGLE FAMILY	20'
		COTTAGE	15'
		TOWNHOUSES	10'
		MULTIFAMILY	10'
		COMMERCIAL	0'
		RIVERSIDE/ShORE	35'
TOTAL LOTS:	284	BACK	
COMMON LOTS:	33	SINGLE FAMILY	20'
COTTAGE:	9	COTTAGE	15'
TOWNHOME:	43	TOWNHOUSES	10'
MULTIFAMILY:	52 (256 UNITS)	MULTIFAMILY	10'
COMMERCIAL:	12	COMMERCIAL	0'
SINGLE FAMILY:	135		
DENSITY:		SITE AMENITIES:	
SINGLE FAMILY:	2.10/ACRE	GAZEBO, PICNIC AREAS, WALKING & BIKE PATHS,	
COTTAGE:	8.13/ACRE	PLAZA	
TOWNHOUSE:	9.42/ACRE		
MULTIFAMILY:	28.59/ACRE		

LEGEND

---	SITE BOUNDARY LINE	⬮
---	PHASE LINE	⬮
---	LOT LINE	⬮
---	BUILDING ENVELOPE	⬮
---	RIGHT-OF-WAY LINE	⬮
SS	SANITARY SEWER LINE	⬮
PSS	PRESSURIZED SANITARY SEWER LINE	⬮
W	WATER LINE	⬮
PI	PRESSURE IRRIGATION LINE	⬮
---	BIO SWALE	⬮
---	CENTERLINE	⬮
SS	EXISTING SANITARY SEWER LINE	⬮
OH-P	EXISTING OVER HEAD POWER LINE	⬮
W	EXISTING WATER LINE	⬮
IRR	EXISTING IRRIGATION LINE	⬮
EP	EXISTING EDGE OF PAVEMENT	⬮
GLO	GOVERNMENT LAND OFFICE MEANDER LINE	⬮
---	NEW FENCE LINE	⬮
X	EXISTING FENCE	⬮
---	WETLANDS	⬮
---	100 YR FLOODPLAIN	⬮
---	PEDESTRIAN PATHWAY	⬮
---	MULTIFAMILY VISITOR PARKING	⬮
---	FLOODWAY	⬮

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

OWNER/DEVELOPER
CASCADE RIVER LLC
19 WARM LAKE HWY
CASCADE, ID 83611

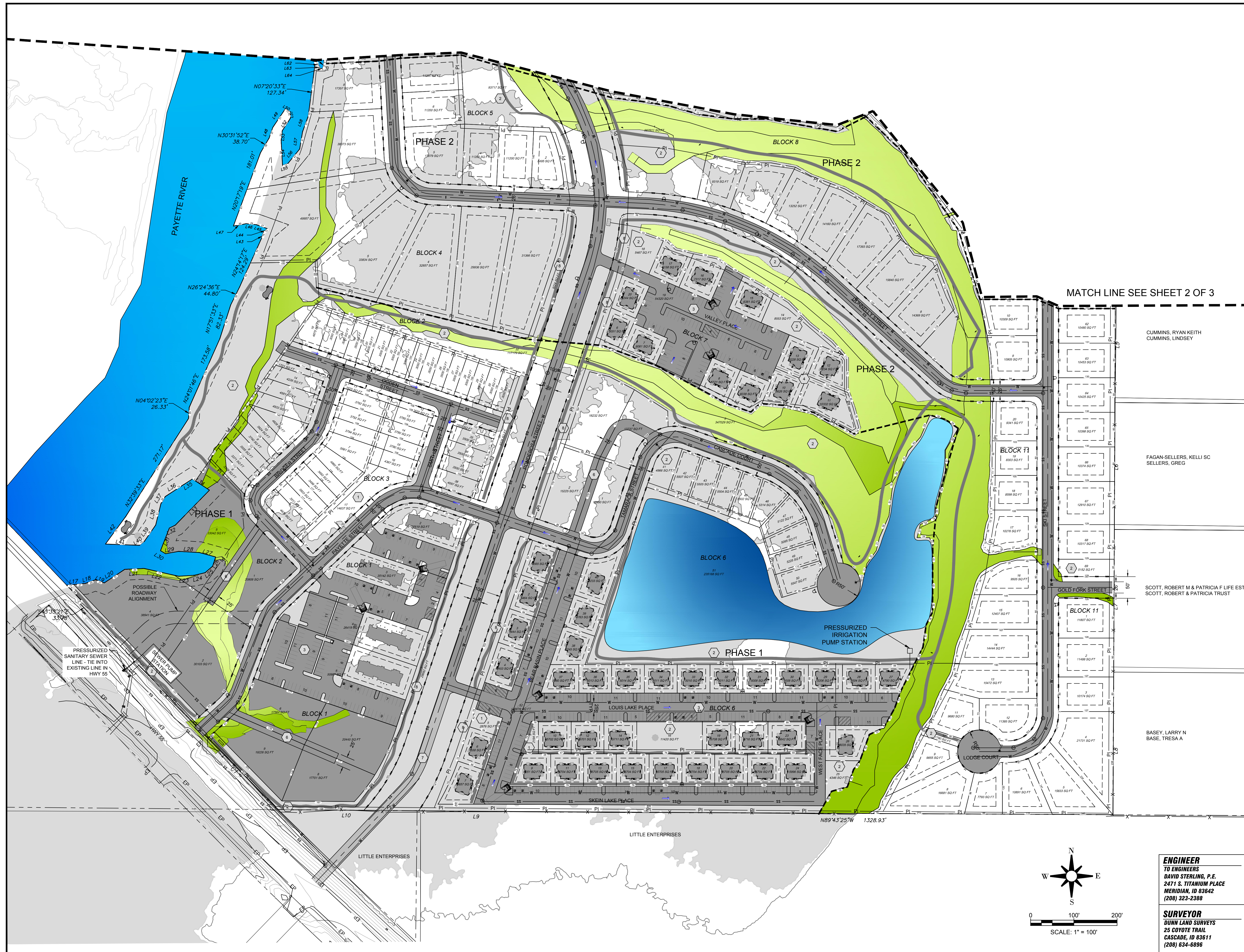
THE RIVER DISTRICT
PRELIMINARY PLAT/PUD MAP
LOCATED IN A PORTION OF SECTION 31
TOWNSHIP 14 N., RANGE 4 E., B.M.
VALLEY COUNTY, IDAHO

ENGINEER
TO ENGINEERS
DAVID STERLING, P.E.
2471 S. TITANIUM PLACE
MERIDIAN, ID 83642
(208) 323-2388

SURVEYOR
DUNN LAND SURVEYS
25 COYOTE TRAIL
CASCADE, ID 83611
(208) 634-6896



SHEET 1 OF 3
DRAWN BY: CJ SHERLOCK
DATE: October 16, 2019
FILE: CRR_PRELIM_PLAT_COVER.dwg



KEYNOTE SCHEDULE

- ① PARK AND RIVER ACCESS
- ② COMMON LOT
- ③ PRIVATE DRIVE ISLE
- ④ CROSS ACCESS EASEMENT
- ⑤ TEMPORARY EMERGENCY ACCESS
- ⑥ COMMERCIAL CROSS ACCESS EASEMENT
- ⑦ SECONDARY ROADWAY EXTENSION
- ⑧ 30' ROADWAY BUFFER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	256.77'	9925.00'	1°28'56"	S44°19'49"E	256.76'
(R2)	256.79'	9925.00'	1°28'57"	S44°19'32"E	256.78'

LINE TABLE

LINE	LENGTH	BEARING
L1	264.80'	S00°16'59"W
L2	264.68'	S00°14'35"W
L3	264.76'	S00°13'04"W
L4	594.80'	S00°14'39"W
L5	293.54'	S00°15'26"W
L6	293.45'	S00°13'42"W
L7	329.91'	S00°16'34"W
L8	329.76'	S00°19'11"W
L9	279.95'	N89°29'46"W
L10	321.22'	N89°29'46"W
L11	408.83'	N43°35'21"W
L12	43.13'	S84°46'04"W
L13	25.36'	S70°15'52"W
L14	21.33'	N70°17'27"W
L15	57.11'	S56°40'02"W
L16	44.70'	N87°27'04"E
L17	81.42'	S77°09'45"E
L18	36.18'	N86°24'49"E
L19	22.75'	N49°23'22"E
L20	22.61'	N18°06'45"E
L21	38.32'	N74°41'52"W
L22	48.32'	N86°36'46"W
L23	31.12'	S79°59'26"W
L24	13.64'	N58°56'18"W
L25	56.42'	N21°29'59"E
L26	14.91'	N64°19'31"E
L27	113.29'	N44°18'58"E
L28	47.10'	N56°55'24"W
L29	23.34'	S57°15'54"W
L30	51.01'	S57°12'04"W
L31	19.68'	S31°32'26"W
L32	50.90'	S13°45'51"W
L33	45.66'	S34°49'29"W
L34	15.26'	S51°42'00"W
L35	78.23'	N87°47'55"W
L36	76.92'	N36°25'43"E
L37	15.92'	N16°53'15"E
L38	11.74'	N49°48'55"E
L39	26.84'	N70°20'28"W
L40	23.56'	N84°13'28"W
L41	30.26'	S79°27'16"W

LINE TABLE

LINE	LENGTH	BEARING
L42	27.06'	N19°13'54"E
L43	51.08'	N34°03'50"E
L44	12.85'	S60°34'24"E
L45	14.76'	S03°51'11"E
L46	34.86'	S33°04'55"W
L47	22.28'	S07°03'16"W
L48	58.51'	S03°06'17"E
L49	13.40'	N69°50'54"E
L50	43.03'	N39°06'06"E
L51	41.26'	N09°38'16"E
L52	37.44'	N20°13'35"E
L53	5.56'	S80°40'48"E
L54	9.29'	S16°17'15"E
L55	8.17'	S34°48'19"E
L56	5.18'	N68°23'07"E
L57	14.68'	N10°06'31"E
L58	18.40'	N13°35'37"W
L59	43.68'	N02°08'37"E
L60	46.01'	N03°55'23"W
L61	25.14'	N07°43'49"E
L62	18.09'	N10°58'21"W
L63	71.71'	N02°42'19"W
L64	9.15'	N89°15'39"E
L65	39.66'	S28°34'14"E
L66	12.46'	S84°54'05"E
L67	34.50'	S52°12'49"E
L68	24.37'	S75°29'46"E
L69	60.44'	N84°33'55"E
L70	34.88'	N70°11'14"E
L71	9.75'	N41°07'48"E
L72	6.08'	N78°05'20"E
L73	13.19'	S39°11'54"E
L74	14.76'	S81°04'23"E
L75	12.07'	N67°52'49"E
L76	11.29'	N00°37'45"E
L77	31.70'	N57°57'04"W
L78	23.73'	S79°29'15"W
L79	19.65'	S49°24'59"W
L80	74.55'	N44°42'23"W
L81	51.76'	N53°51'26"W
L82	35.06'	N32°42'31"W
L83	49.65'	N44°38'04"W
L84	32.60'	N17°34'34"W
L85	26.29'	N00°58'27"E
L86	18.33'	N26°53'57"W

MATCH LINE SEE SHEET 2 OF 3

PLANNER / CONTACT

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

OWNER/DEVELOPER

CASCADE RIVER LLC
19 WARM LAKE HWY
CASCADE, ID 83611

THE RIVER DISTRICT

PRELIMINARY PLAT/PUD MAP

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

ENGINEER

TO ENGINEERS
DAVID STERLING, P.E.
2471 S. TITANIUM PLACE
MERIDIAN, ID 83642
(208) 323-2388

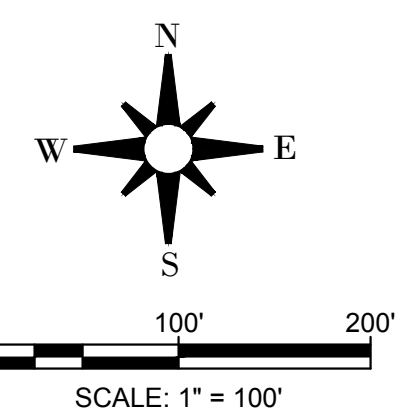
SURVEYOR

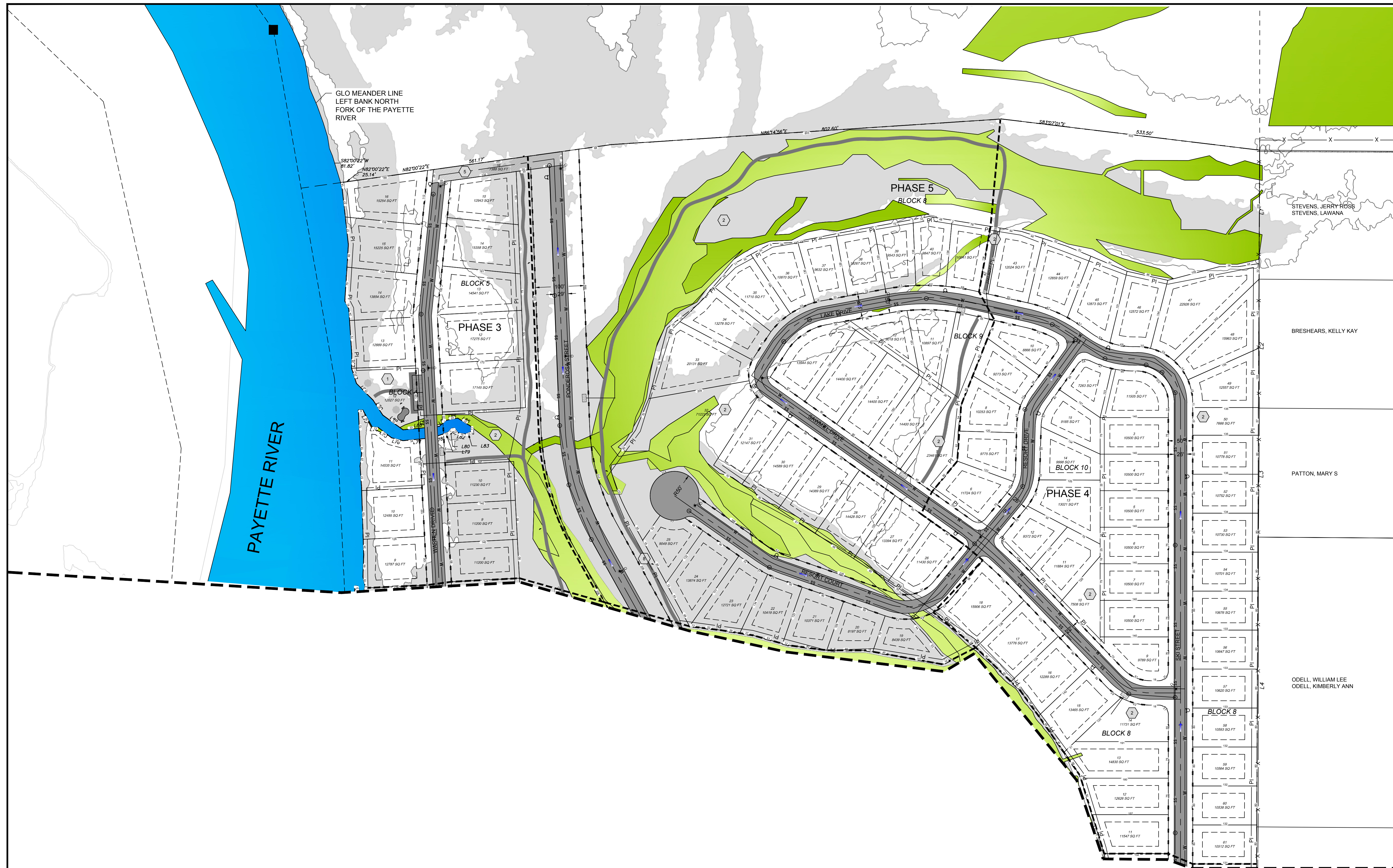
DUNN LAND SURVEYS
25 COYOTE TRAIL
CASCADE, ID 83611
(208) 634-6886



SHEET 3 OF 3

DRAWN BY: CJ SHERLOCK
DATE: October 14, 2019
FILE: CRR_PRELIM_PLAT_PG 2.dwg





KEYNOTE SCHEDULE

- ① PARK AND RIVER ACCESS
- ② COMMON LOT
- ③ PRIVATE DRIVE ISLE
- ④ CROSS ACCESS EASEMENT
- ⑤ TEMPORARY EMERGENCY ACCESS
- ⑥ COMMERCIAL CROSS ACCESS EASEMENT
- ⑦ SECONDARY ROADWAY EXTENSION
- ⑧ 30' ROADWAY BUFFER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	256.77'	9925.00'	1°28'56"	S44°19'49"E	256.76'
(R2)	256.79'	9925.00'	1°28'57"	S44°19'32"E	256.78'

LINE TABLE

LINE	LENGTH	BEARING
L1	264.80'	S00°16'59"W
L2	264.68'	S00°14'35"W
L3	264.76'	S00°13'04"W
L4	594.80'	S00°14'39"W
L5	293.54'	S00°15'26"W
L6	293.45'	S00°13'42"W
L7	329.91'	S00°16'34"W
L8	329.76'	S00°19'11"W
L9	279.95'	N89°29'46"W
L10	321.22'	N89°29'46"W
L11	408.83'	N43°35'21"W
L12	43.13'	S84°46'04"W
L13	25.36'	S70°15'52"W
L14	21.33'	N70°17'27"W
L15	57.11'	S56°40'02"W
L16	44.70'	N87°27'04"E
L17	81.42'	S77°09'45"E
L18	36.18'	N86°24'49"E
L19	26.12'	N76°38'03"E
L20	22.75'	N49°23'22"E
L21	22.61'	N18°08'45"E
L22	38.32'	N74°41'52"W
L23	48.32'	N86°36'46"W
L24	31.12'	S79°59'26"W
L25	13.64'	N58°56'18"W
L26	56.42'	N21°29'59"E
L27	14.91'	N64°19'31"E
L28	113.29'	N44°18'58"E
L29	47.10'	N56°55'24"W
L30	23.34'	S57°15'54"W
L31	51.01'	S57°12'04"W
L32	19.69'	S31°32'26"W
L33	50.90'	S13°45'51"W
L34	45.66'	S34°49'29"W
L35	15.26'	S51°42'00"W
L36	78.23'	N87°47'55"W
L37	76.92'	N36°25'43"E
L38	15.92'	N16°53'15"E
L39	11.74'	N49°48'55"E
L40	26.84'	N70°20'28"W
L41	23.56'	N84°13'28"W
L42	30.26'	S79°27'16"W

LINE TABLE

LINE	LENGTH	BEARING
L48	27.06'	N19°13'54"E
L49	51.08'	N34°03'50"E
L50	12.85'	S60°34'24"E
L51	14.76'	S03°51'11"E
L52	34.86'	S33°04'55"W
L53	22.28'	S07°03'16"W
L54	58.51'	S03°06'17"E
L55	13.40'	N69°50'54"E
L56	43.03'	N39°06'06"E
L57	41.26'	N09°38'16"E
L58	37.44'	N20°13'35"E
L59	5.56'	S80°40'48"E
L60	9.29'	S16°17'15"E
L61	8.17'	S34°48'19"E
L62	5.18'	N68°23'07"E
L63	14.68'	N10°06'31"E
L64	18.40'	N13°35'37"W
L65	43.68'	N02°08'37"E
L66	46.01'	N03°55'23"W
L67	25.14'	N07°43'49"E
L68	18.09'	N10°58'21"W
L69	71.71'	N02°42'19"W
L70	9.15'	N89°15'39"E
L71	39.66'	S28°34'14"E
L72	12.46'	S84°54'05"E
L73	34.50'	S52°12'49"E
L74	24.37'	S75°29'46"E
L75	60.44'	N84°33'55"E
L76	34.88'	N70°11'14"E
L77	9.75'	N41°07'48"E
L78	6.08'	N78°05'20"E
L79	13.19'	S39°11'54"E
L80	14.76'	S81°04'23"E
L81	12.07'	N67°52'49"E
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THE RIVER DISTRICT

PRELIMINARY PLAT/PUD MAP

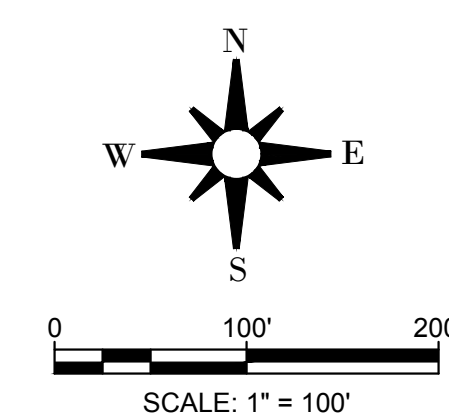
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SHEET 2 OF 3
DRAWN BY: CJ SHERLOCK
DATE: October 11, 2019
FILE: CRR_PRELIM_PLAT_PG_1.dwg

Attachment X
Exhibit B

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

Red font indicates determinations made by P&Z Commissioners at the June 17, 2019 Public Hearing.

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

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

- 1) **Cul-de-sac length for "Resort Court" and "Cascade Court":** P&Z Approved this 6/17/19.
 - a) Cascade Rural Fire Department ("CRFD") is not in favor of allowing cul-de-sac lengths *in excess* of 750-feet, and as the responding agency the City yields to their discretion. Request for any cul-de-sac to exceed 750-feet in length is therefore denied.
 - b) CRFD and the City will allow for an exception of cul-de-sac length from 500-feet up to 750-feet, so long as all related requirements are also met: Per Appendix D "Fire Apparatus Access Roads, Table D103.4", any cul-de-sac exceeding 500-feet in length, up to 750-feet, are required to be 26-feet wide, edge of pavement to edge of pavement. Additionally, the cul-de-sac bulb will be required to be 96-feet in diameter, per D103.1 of the same document.
- 2) **Building Height:** Applicant rescinded this 6/17/19.
 - a) This request must be denied due to the fact that CRFD is not equipped to respond to fires or emergencies exceeding 25-feet in height. The Department has 35-foot ladders, and per IFSTA (International Fire Service Training Association), responders are required to have no less than 3-5 rungs above the roofline; this means CRFD would be required to have 40+-foot ladders (giving allowance to roof pitches). Additionally, assuming CRFD had 40+-foot ladders the volunteer firefighters have not received the specialized

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

- 3) **Parking:** Applications are now in compliance.
 - a) The City will need to revisit this Exception Request once all other details are adequately addressed and represented in the Plat (most specifically roadways, lot sizes and setbacks).
- 4) **Lot Sizes:** P&Z Commissioners determined changes as shown below:
 - a) The Townhome lot widths have already been recommended for approval at 30-feet wide as requested; as long as there is adequate depth to the lot to allow for the ~~20-foot~~ 10-foot deep driveway in addition to complying with the setbacks as recommended in the City Comments dated May 17, 2019, a 3,000 sq.ft. lot would be considered for approval.
 - b) The City had requested an exhibit showing lot lines as required by Code (during May 20, 2019 meeting), and how the lot lines would cross over and intersect in the given area; this document was requested and is still being requested to demonstrate the need for the City to approve a request that contradicts Code. Staff created exhibit and recommended approval.
 - c) The City will not rezone residential areas to Zone C.
- 5) **Setbacks:**
 - a) The setback table as provided by the City in the City Comments dated May 17, 2019 (and as shown below) shows the request for Townhomes specifically being allowed.
 - b) The City acknowledges the request for Exception on other setbacks but **the table as shown below illustrates the minimum the City is willing to recommend for approval;** allowing the setbacks as requested for exception would go directly against the Comprehensive Plan components and would create potentially unsafe, and unsightly community design.
 - c) The Riverside Setback is still under review with outside Agencies; this item is TBD.
 - d) The City will not rezone residential areas to Zone C.

Setbacks: Commissioners approved the following changes:

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

Commercial	15'	0'	0'
Riverside	-	TBD	

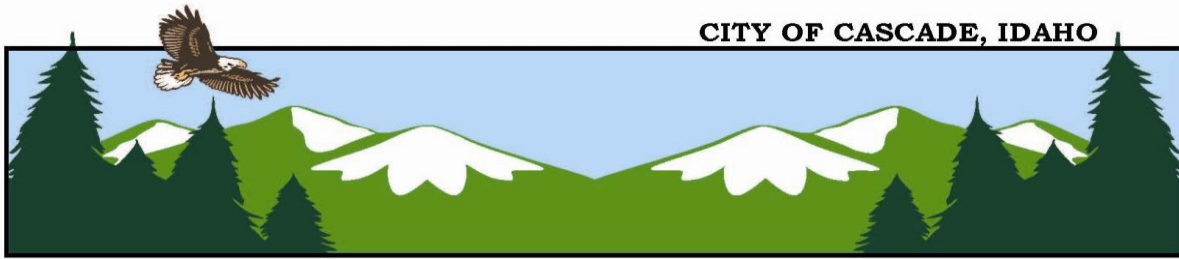
^a Except where rear setback is riverside, then riverside setback applies

^b Updated from first set of City Comments

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

Thank you.

Attachment XI



July 13, 2018

Bill Rhoads
146 Maxton Lane
Williamsburg, VA 23188

RE: Riverview Park Subdivisions No. 1-4
Will Serve Letter – 55 Lots

Dear Mr. Rhoads:

The City of Cascade will serve 55 lots in the above referenced subdivision upon completion and acceptance of the sewer and water lines within the subdivision. Prior to the acceptance you must comply with the tasks listed in the attached e-mail dated June 5, 2018, from Julie Crosby, Mayor, and Trevor Howard, Horrocks Engineering. You must also pay all fees for the review and approval plus any other associated fees.

This letter is valid for two years or until such time that the lines have been accepted and approved by the City of Cascade.

If you have any questions please call.

Respectfully,

Carrie Rushby
Deputy Clerk
P&Z Administrator

Attachment(s)

Cc: Steve Yamamoto
Trevor Howard
Julie Crosby
City Council