City of Cascade
Comprehensive Development Plan 2004

PURPOSE OF THE COMPREHENSIVE PLAN

To ensure that the quality of life desired by residents of the community is maintained and enhanced to protect property and economic values of the land, water and air surrounding and including the City of Cascade.

HISTORY

The City of Cascade came into being mainly because of the location of the newly installed railroad line by the Oregon Short Line Railroad. When the railroad decided to cross from the west side of the Payette River to the east side of the river just below the current dam, the three towns previously in existence in the area, Crawford, Thunder City and the largest Van Wyck were missed by the new tracks. The place the tracks crossed the river was a narrow canyon opening containing a set of falls, thus the name Cascade was chosen for the new town.

W.D. Billie Patterson owned the land near where the railroad crossed the river and recognized the need for a town with easy access to the railroad. In 1913 he platted a six block town site and named the new town Cascade.

The first houses built in the new town of Cascade were on the east side of the railroad tracks. One being built by the railroad for their agent, the other by Jesse Lefever. Both houses still stand today, in 2004.

Many people realized the importance of the railroad access and one of the first businesses in Cascade was a barber shop moved in 1914 from the town of Van Wyck by Jesse Lefever. Many other businesses from the surrounding towns began disassembling their buildings and moving them to Cascade. Crawford had been the banking center for all three towns before Cascade and in 1915 Intermountain State Bank built a new bank here. About this same time the Baptist Church in Van Wyck was moved to Cascade and turned into a school which caused the mainly used school in Crawford to close. Some of the other early transfers to Cascade were the Crawford Mercantile and Crawford Hotel, the grocery and separate dry goods stores from Thunder City, the Emory Hotel, drug store and Mission Cigar store from Van Wyck. The first water and sewer systems began in Cascade in 1918.

Shortly after Cascade was incorporated, Valley County came into being in 1917. Valley County was made up from parts of Boise and Idaho Counties. In 1929, $6,000 was raised from local businessmen for the construction of a new courthouse, thus securing the county seat for Cascade.

The first saw mill was started in town in 1923 by J.P. Dion thus starting the long history of Cascade being a sawmill town. This mill changed hands many times before Boise Cascade dismantled it in 2002. During Cascade's economic climb, many logging companies, most using powerful shay engines, brought their logs to town, mostly to be shipped off on the railroad.

In 1939 the Bureau of Reclamation started plans to build a dam in Cascade with an estimated cost of three million dollars. Work on the dam was halted because of WWII. Cascade became the main shipping point for the antimony and tungsten ore needed for the war effort and mined around the Stibnite area in 1942. Furthering Cascade's growth was the fact that Cascade was the main supply point for the 1,000 plus people in the Stibnite area. After the war, in 1946, work on Cascade dam resumed by M. K. Construction. It was shortly after this that the population of Cascade was at its highest. Thirteen clubs were in operation at this time, all with legal gambling.

After completion of the dam, at a cost of $7 million dollars, and with gambling outlawed, the population of town dropped to 943 in the early 1950's.

PRIVATE PROPERTY RIGHTS

The City of Cascade adheres to the fifth amendment of the Constitution of the United States which states: "No person shall....be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation."

GOAL: Protect individual private property rights while considering community rights.

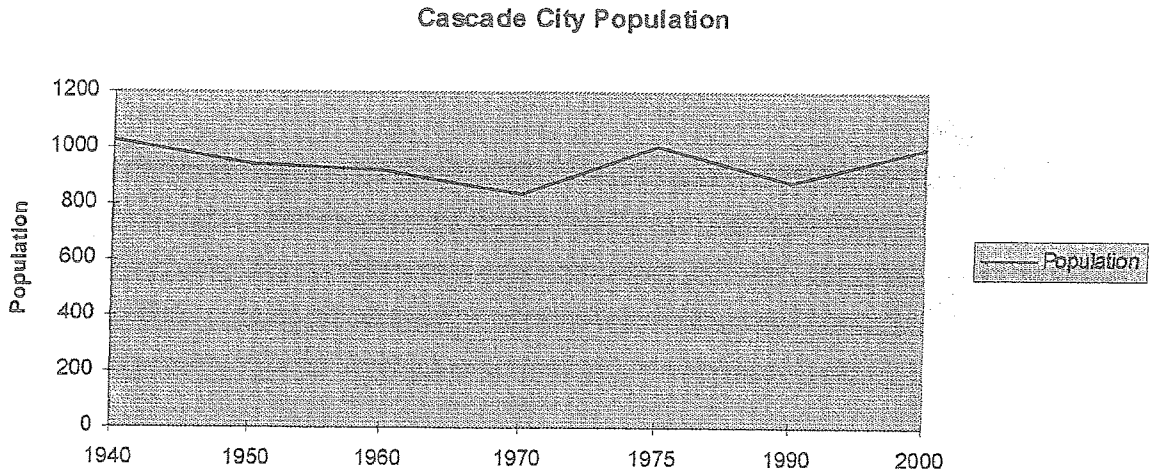
OBJECTIVES:

- Design all provisions of the Comprehensive Plan in order to protect both private property rights and the community's rights to have a safe and healthy community.
- Protect private property from the negative effects of recreational uses (trespassing, property damage, opened gates) and nearby incompatible uses.
- Protect each citizen in the community from unsafe and unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property.
- Implement the Plan, in order: "...to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property..." (Idaho Code section 67-6508(a))
- Use the following **Idaho Attorney General's checklist** as an implementation tool:
  - Does the regulation or action result in a permanent or temporary physical occupation of private property?
  - Does the regulation or action require a property owner to dedicate a portion of property, or to grant an easement? (If yes, the dedication must be designed to compensate directly for adverse impacts of the proposed development.)
  - Does the regulation or action deprive the owner of all economically viable uses of the entire property?
  - Does the regulation or action have a significant impact on the landowner's economic interest in the property as a whole? (If yes, the impact must not be a severe reduction in value.)
  - Does the regulation or action deny any fundamental attribute of ownership, such as the ability to possess, to exclude other, or to dispose of the property?
  - Does the regulation or action fail to be supported by a legitimate public purpose?

If the answer to any of the above question is "yes" the implementation tool must be limited to ensure private property rights are not compromised to the degree financial compensation from the city to the landowner would be required.

POPULATION

Cascade is situated in Valley County, an area which was among the "most remote and least known areas of Idaho."(Valley County Idaho Prehistory to 1920, Valley County History Project 2002). Since pioneers first started settling in Idaho, the Cascade area being part of Valley County has been one in which people scratched out a living for themselves and hung in by toeholds during hard times. Historically this was not an easy place to live and in many ways the same holds true today. One of the major employers in Cascade, Boise Cascade, shut down their lumber mill in May of 2001.



Data Sources: U.S. Census Bureau, 1978 Cascade City Comprehensive Plan. No data listed for 1980.

In 2000 the population of Cascade was 997. The student population in the City of Cascade was reported to have gone from 420 to 350 (June 2002, Idaho Statesman article). Cascade is going through the drop in population that is to be expected of a town that recently lost a large employer. The largest age class in 1990 was 25 to 44 year olds at 255 strong, followed by 65 years and over with 134 in that age class. The 2000 census had slightly different categories and reported that the 35 to 44 year olds was the largest age class at 17.1 percent, with the 65 years and over at 16.9 percent.

Projected future growth

Cascade's future growth could go several directions. In the 1993 City of Cascade Comprehensive Plan it is stated, "The twenty year population is projected at +/- 5000." In reality, the population has remained relatively stable, even in the past 30 years.

There are several different possibilities for population increases or decreases. They are:

1. The population could decline as people leave the city in search of jobs elsewhere until an equilibrium point is reached due to jobs provided by recreation and tourism.
2. The population could grow as retirees and tele-commuters continue to move to the area for its natural amenities.
3. Population could grow as Tamarack Ski Area is built and becomes a large functioning ski resort needing employees. These employees may reside in Cascade as well as Donnelly and McCall.

The population of the United States has increased with much of the greatest percentage of increase in the West. "Western states have grown faster than the country as a whole since the 1970's (Riebsame, Theobald, Gosnell 1995)."And that the counties closest to wilderness and natural amenities are growing the fastest.

ECONOMIC DEVELOPMENT

The town of Cascade is currently in a state of economic change with the recent closure of the long time sawmill and resultant loss of payroll and taxes. The economy of the town of Cascade has traditionally been supported by industries such as ranching, mining, logging, and wood processing. Cascade was also one of the main hubs of the railroad for most of the surrounding area thus creating more business opportunities. The presence of federal, state, county and city offices has also contributed to Cascade's economy.

The loss of most mining activities in the area as well as the decline of the availability of timber from local forests and the near abandonment of the railroad have had a negative impact on the economy of Cascade. The current economic trend is moving towards a more service based economy with a more profound impact from tourism. Promoting more local and regional recreational activities would be beneficial to Cascade's economy.

To provide a favorable economic future for Cascade, efforts should now focus on things that will help promote currently established businesses and endeavors as well as provide a favorable environment for new economic growth, both private and governmental. The city should recognize that endeavors to increase economic opportunities in Cascade should be made with consideration for existing enterprises, the current populace, and visitors. Efforts should be made and incentives offered to encourage growth in, but not limited to, recreation, light industry, resource based industries, higher education programs and institutions, tourism, government, and private businesses. The quality of life of permanent residents as well as visitors to the area as it relates to growth and development should remain a foremost priority for Cascade.

Businesses and endeavors that encourage increased light industry, resource based industry (such as logging and wood processing), and tourism should be welcomed. This would include expansion of the local airport facility. Efforts should be made to maintain all current government agencies and offices in Cascade as well as housing for their employees. Cascade should support the location and development of new governmental branches or offices within the city. This would include any city, state, or federal agencies as well as any higher education facilities. Special attention should be paid to maintain Cascade as the county seat.

GOAL: Encourage new businesses to locate in Cascade while keeping the quality of life currently enjoyed by local residents and visitors a priority. Be aware of and sensitive to existing businesses while encouraging new businesses to locate here.

OBJECTIVES:

- Maintain the beauty and clean environment of the city.
- Encourage the growth of the airport.
- Recognize that city services need to be adequate for new developments but must not put undue financial burdens on the city.
- Efforts should be made and incentives offered to try to establish natural resource based, manufacturing, light industry, and telecommunication endeavors.
- Promote high tech activities with their needed high speed communication links.

GOAL: Encourage and promote recreational opportunities of the area.

OBJECTIVES:

- Support efforts to build a marina on Lake Cascade.
- Help develop team sport facilities such as additional softball fields, golf courses, soccer fields, and other high use facilities.
- Encourage and promote activities that are possible due to the unique topography, natural resource, and scenic beauty of the region. These activities include, but are not limited to: nordic skiing, downhill skiing, boating, whitewater activities, hunting and fishing, sight seeing, hiking, camping, snowmobiling.
- Support efforts to help improve the water quality of Lake Cascade.
- Promote the back country access within close proximity of Cascade.

GOAL: Maintain all government offices and agencies in Cascade while also trying to recruit additional branches.

OBJECTIVES:

- Maintain Cascade as the Valley County Seat.
- Try to promote the placement of a higher education learning facility in Cascade.

GOAL: Work towards stabilizing the economy with more year round employment, businesses and industry, and higher paying jobs.

OBJECTIVES:

- Provide for or continue to provide funding for a recruiter or economic development specialist for the city.
- Actively pursue and recruit potential employers, ie. light industry, business parks, telecommunications headquarters and businesses, resource based industry.
- Promote and encourage development of a business park.

NATURAL RESOURCES

CURRENT CONDITIONS

The abundant natural resources found throughout the Cascade impact zone are vitally important to the long-term growth and development of the Cascade area. Cascade continues to develop as an all- season recreational paradise due in large part to the trees, the mountain topography of the adjacent area, and the abundant supply of water resources including Lake Cascade and the North Fork of the Payette River. Rafting, tubing, fishing, recreational boating, wildlife viewing, swimming, camping, hiking, and general sightseeing are all important activities which are greatly enhanced by the relative abundance of natural resources in our area. The unique opportunity to consumptively utilize our natural resources through regulated hunting and fishing within the city impact area should be preserved. While some small scale potential for natural resource extraction and economic development exists within the impact area of the city of Cascade, the wise use and protection of the resources within that impact area will continue to enhance the quality of life and the tourism potential of the area for many years to come.

CURRENT CONCERNS

Due to poor water quality, pollution impacts and predation by larger fish species, the population of yellow perch in Lake Cascade has dropped dramatically in the past 10 years. Idaho Fish and Game estimates that up to $8 million was spent in the Cascade area which includes purchases for lodging, gasoline for boats and vehicles, groceries, and fishing tackle. The economic impact of activities at Lake Cascade has dropped off into the neighborhood of $2 million in recent years. Local tackle shops struggle to sustain income and local fishing derby's struggle to draw contestants. Improvements in the fishery, while not guaranteed, have the potential to bring a huge positive economic impact back to the Cascade area.

GOAL: To protect the natural resources of the impact area with appropriate ordinances so that the scenic beauty of the area is not jeopardized by developments which would infringe on the rights of local property owners.

GOAL: To protect and enhance the existing water quality, air quality, soils, timber and rangelands, and the existing wildlife and fish resources by encouraging wise uses supplemented by appropriate ordinances.

OBJECTIVES:

- Support the efforts of the US Bureau of Reclamation, Idaho Department of Environmental Quality, the Cascade Reservoir Association, and others to improve and maintain the water quality and to develop facilities needed to optimize recreational uses of the lake and the river through zoning and/or ordinances.
- Strive to meet the Total Maximum Daily Load goals to reduce phosphorous/sediment input into Lake Cascade.
- Support efforts to enforce existing rules and regulations concerning the pollution of the lake and surrounding areas.

- Initiate efforts to establish a green belt and bike/walkway along the Payette River, throughout city limits, enhancing and protecting an existing riparian/wetland area and encouraging non-impact recreational activities.
- Encourage open space buffer zones adjacent to rivers and creeks in order to preserve riparian area for water quality, aesthetics and wildlife.
- Maintain/manage all of the forested area within the impact zone to minimize the loss due to development, necessary maintenance, or commercial harvest.
- Promote preservation of large trees to maintain the visual quality of our mountain city.
- Encourage planting of trees and shrubs for the beautification of the community, to discourage soil erosion, and require certain minimum planting of trees and shrubs in future developments.
- Promote conservation of existing rangeland within the impact area.
- Adopt Valley County Handbook of Storm water Best Management practices to reduce storm water pollution.
- Ensure that the quality of natural fish habitat is maintained and promoted.
- Maintain and enhance the existing community fishpond and encourage educational activities relating to fishing.
- Promote and maintain open spaces for wildlife habitat, and protect any wintering wildlife from harmful development.
- If mineral exploration or excavation occurs in the impact area, the land must be returned to an aesthetically pleasing natural state when the project is completed.
- Promote the use of thermal waters where feasible.
- Ensure the cleanliness of all area beaches.
- Make clean water practices one of our foremost priorities in recreational, agricultural, and industrial, city and private uses.
- Protect and improve the water quality of Lake Cascade by promoting non-polluting practices and uses within the drainage.
- Promote sound conservation practices (i.e. willow plantings) to ensure the retention of the present lake and river shorelines.
- Make clean air practices a top priority in recreational, agricultural, industrial, city and private uses.
- Establish ordinances to regulate wood burning stoves in all new construction so that new stoves meet the current EPA/Idaho standards for clean air.

LAND USE

The planning area includes both the area within the city limits and City of Cascade impact area. The area has a rural, small town feel, with a small city center area within sight of cattle ranches and open spaces in three directions. Regional land use decisions outside the City's impact area are the responsibility of the respective county, state, or federal entities. A large development project in the Cascade vicinity should be given serious consideration by the city due to its potential impacts.

Tamarack will be located on the west side of Lake Cascade, approximately 15 miles north of Cascade. The development will include a ski area, golf course, commercial retail space, hotel units, and a range of housing units. The development is expected to encompass 3,600 acres of state and private lands. Development of the project has started, and the size of the development could impact traffic flow through Cascade, create the need for more housing developments in and around Cascade, and could lead to the development of tourism related business in the area.

Existing land use in Cascade's impact area is primarily residential and agricultural, with the remaining land divided between other uses; commercial, industrial, and public. Agricultural land use occurs on the north end of the city impact area and in a timbered area just to the south of the city center area. Within the Cascade city limits, the primary land use is high density residential, followed by medium density residential, low density residential, commercial, residential-commercial, industrial, and recreational. Commercial land use is primarily located in the city center and includes the former Boise-Cascade mill site. Residential-commercial land use incorporates the other part of the city center area. Industrial land use is primarily located along the Highway 55 corridor south of the city center area, including the airport, storage units, and other light industrial developments. Recreational land use includes two city park areas and the golf course and adjacent lands along Lake Cascade.

CURRENT CONCERNS

A possible Highway 55 bypass around Cascade could lead to an economic downturn of downtown businesses. Maintaining the viability of the downtown area should be a major concern. Possible annexation of the former Boise Cascade mill site and part of the Cabarton ridge area will ensure that they will be utilized in a way keeping with the character of the community.

GOAL: To encourage a variety of land uses.

OBJECTIVES:

- Provide for a variety of housing types and lot sizes within city limits to serve all economic segments of the community.
- Promote conservation and rehabilitation of the existing housing stock.
- Provide for the development of convenient, well-designed neighborhoods and community commercial area, which are not in conflict with residential activities.
- Establish appropriate areas for light industrial use.
- Establish design standards and/or screening requirements to make industrial areas less intrusive.
  - Identify specific locations suitable for industrial use.
- Establish open space areas.
  - Identify specific open space areas.
  - Seek and secure allocations for development of open spaces.
  - Establish standards to ensure adequate open space in plans for Cascade's expansion.
- Enhance existing commercial areas and require new commercial areas to meet development standards.
  - Enforce zoning ordinances.
  - Establish standards for new commercial buildings and areas.

- Require landscaping and screening of waste receptacles, loading docks, and storage areas.
- Require that commercial development not create hazardous areas.
- Retain and enhance existing natural topography and vegetation.

GOAL: Retain rural character of the area surrounding the developed portion of Cascade.

OBJECTIVES:

- Focus new commercial development within the existing and proposed commercially zoned areas.
  - Encourage agricultural zoning along possible Highway 55 alternate route.

GOAL: Preserve and enhance the area's social and physical environments.

OBJECTIVES:

- Ensure that proposed projects and developments increase or maintain the community's quality of life.
- Develop standards for the evaluation of quality of life impacts of small and large development proposals.
- Coordinate planning and review with applicable agencies to assure compatible and regional land uses.

HOUSING AND COMMUNITY DESIGN

This section addresses the physical layout and design of the community. The community design of Cascade includes, but is not limited to gateways, shops and business district, residential communities, natural areas, lake shores, river corridor, and government facilities.

The 1970 census listed 331 dwellings within the city limits of Cascade. From 1972 to 1977, 44 building permits were issued for new residences (1983 Cascade Comprehensive Plan). The 1990 census listed 478 total housing units for the city of Cascade, up by 147 dwellings from the 1970 census. In 1990, 15.4 percent of the housing units were for seasonal, recreational, or occasional use. The 2000 census listed 562 total housing units for the city of Cascade and 18.7 percent were for seasonal, recreational, or occasional use.

As written in the 1983 Cascade Comprehensive Plan, "Development in the past 10 years has occurred primarily in the following areas: North of the old state highway, along Lakeshore Road and several blocks east of it; along Cabarton Road; and in the Crown Point area (this area is an example of unrestricted development with shacks, campers, trailers, cabins and several nice homes intermingled)". Newer subdivisions have been built to the south and west of the city adjacent to Cascade Lake.

New housing development within the city limits has slowed. Most of the housing within city limits is older, and there is some upgrading to the existing housing taking place. In some areas of the city several types and standards of housing may be seen in the same city block. In the 1983 Comprehensive plan it is written, "although there are some substandard dwellings in several parts of the community, Cascade has no area which could be described as a "slum". This still holds true today in 2003.

Future development plans for the Tamarack resort raises the question of employee housing within the city limits of Cascade.

GOAL: Prepare for housing impact of potential major development proposals and expansions of existing developments on the city of Cascade, its impact area and the surrounding vicinity.

OBJECTIVES:

- Monitor and be aware of large scale developments together with local, county, and state agencies.
- Enforce zoning ordinances in residential areas.

GOAL: Preserve, protect, and enhance areas of special interest and/or scenic beauty and historical significance.

OBJECTIVES:

- Improve the entire community appearance and its entryways.
- Establish a more uniform community appearance while providing for individual tastes and preferences.
- Encourage the preservation of views and rural openness as design considerations.
- Promote Payette River Scenic Byway.

GOAL: Encourage centralized growth as opposed to sprawl.

OBJECTIVE:

- Maintain and promote zoning that encourages business development to centralized areas.

ACTIONS:

- Encourage people to come to Cascade to obtain services. This should maintain our current downtown and keep the businesses viable and thriving.
- Identify vacant areas and empty buildings for possible business locations where appropriate and zoned.

GOAL: Improve corridors throughout the Community.

OBJECTIVES:

- Ensure the accessibility via bike and walkways is improved and included in all future development within the city.
- Make for attractive ingress and egress into Cascade.
- The city needs to be as pedestrian friendly as possible.
- Ensure the safety and accessability of the city center if a highway bypass occurs.
- Provide for the accessability needs of disabled citizens.

ACTIONS:

- Ensure that as development continues on the east side of the lake that existing pathways and trails for foot and bike traffic are kept open to the public to access the lake. If there are not adequate existing trails from the central business district and the school area then they need to be created.
- Maintain a greenbelt pathway throughout the length of town along the river. Obtain Boise Cascade mill site and set aside enough ground to complete the middle section of the current greenbelt.
- Ensure that downtown/central business district has adequate sidewalks and bikepaths.
- Use tasteful signs or welcoming landmarks or monuments to designate the entries to the city.
- Pursue Rails-To-Trails program should the railroad tracks be abandoned.

SCHOOLS AND EDUCATION

Cascade School Dist. #422 is served by newer elementary and high school buildings. It houses grades K-12 with enrollment of 362 in October of 2002. A recent article in the Advocate showed that Cascade School District was the only school in the county to increase enrollment this year.(2003) The high school has been recognized as one of the top 100 schools in the nation and continues to improve each year. Most are amazed to learn how advanced the small district actually is.

Western Idaho Community Action Program(WICAP) administrates the Head Start program, which is an intensive early childhood education program that is offered county-wide to three and four year old children from low income households and disabled children. Head Start is a family involvement and early childhood development pre-school located in Donnelly but is available to the entire county.

While there is confidence in the quality of the K-12 education system, educational opportunities for adults are somewhat limited.

GOAL : To maintain or improve the quality of public education facilities.

OBJECTIVE:

- Solicit comments from the school district when new development will impact the district.

GOAL: To promote vocational-technical and other adult educational opportunities in Cascade.

OBJECTIVES:

- Work with school district and city officials in building the planned vo-tech addition to the high school, so that it can be used for the high school as well as for adults in the community.
- Support efforts to increase hobby-related, enrichment-related and interest-related adult education through a community education program.

SPECIAL AREAS AND SITES

The City of Cascade has a number of sites and buildings that may be of historical significance. Several buildings in town were moved from now defunct communities such as Van Wyck and Stibnite.

GOAL: To identify, protect and maintain buildings and sites with historical, archeological or architectural significance within the City of Cascade.

OBJECTIVES:

- Promote continued identification, map, designate for preservation any cultural and historical resources within the City. Designate with signs, plagues or markers sites of historic significance.

GOAL: Recognize sites of interest within close proximity of Cascade in Valley County for which Cascade is the portal or gateway.

OBJECTIVES:

- Promote the back country access from Cascade.
- Promote the close proximity to National Forest Lands.
- Promote the close proximity to premier whitewater rivers including the Payette River system, the Main Salmon River and the South Fork Salmon River.

Specific sites of interest:

- Develop a rest area with historical information preferably adjacent to both Highway 55 and/or the greenbelt trail system.
- Include historical information describing the Native American history of the area.
- Long Valley Massacre Site (existing historical site).
- A map showing locations of historical town sites.

Explore ways to provide incentives for owners of historically or architecturally significant buildings to be preserved and maintain them. With their cooperation/support, encourage the development of a tour (walk/drive) of these buildings in the city with map and information.

Consideration should include:

- Historical buildings from the now non-existent Long Valley Towns (Van Wyck, Crawford, Thunder City, Cabarton, Belvidere).
- Architectural buildings of interest such as the Depot, Roxy Theater, two-story Bank, Community church, and the old county jail.
- Are buildings structurally capable of being preserved.
- Promote the development of a Kiosk to display the special areas of the City of Cascade. Tie in with walk/drive tour of sites.
- Promote site to be developed in downtown near or within new library.

- Coordinate with tourism committee on the information and location.

GOAL: To identify, protect and maintain important wildlife habitats.

OBJECTIVES:

- Consider the needs of fish and wildlife in policies and regulations for the preservation of water quality.
- Include consideration of the needs of the fisheries and wildlife resources of the areas in specific plans for the North Fork of the Payette River, Lake Cascade and other water bodies.
- Encourage the growth and retention of large trees for nesting/perching birds along the North Fork of Payette River (within 50 feet).
- Encourage the retention and improvement of vegetation around wetlands and all waterways for wildlife and fish habitat.

GOAL: To recognize the scenic areas and sites in City of Cascade as special areas.

OBJECTIVES:

- Designate with signs, plaques or other markers sites of scenic interest. Develop scenic view points/sites with interpretative information and associated rest facilities.

Scenic View	Access	Location	Facilities
West Mountain and Lake Cascade	All	City Boat Ramp	Rest Room & Picnic Tables Tie in with IDP&R/BOR
West Mountain and Lake Cascade	Foot/Bicycle/Horse (summer) Ski & Snowmobile (winter)	Crown Point	IDP&R Trail & Rest Room
North Fork Payette River	All	Cascade Dam	Tie in with Idaho Power Dam Interp
North Fork Payette River	All	City Sports Park and Fischer Pond	Green Belt Trail, Rest Room & Picnic Tables
North Fork Payette River	Boats or tubing	Bridge to Bridge	Launch/Load Rest Rooms
City Overview and Long Valley view	Foot	IDL Burn area or by Historic Marker	Trail &Interp

- Encourage beautification of property along Highway 55, Old State Highway and Shoreline Drive and the North Fork Payette River.
- Encourage retention or enhancement of vegetation along the North Fork Payette River.

PUBLIC SERVICES

Water Supply

Cascade's water system consists of wells, pumps and above grade storage. The wells are located in the upper limits of a very thick (7000 feet+) sequence of fluvial and glacial sediments that form an aquifer, at depths of 240-392 feet. There is an upward trend in water use, but consumption also varies substantially from year to year depending upon the summer weather and winter snowpack.

Protection of source waters for the wells and conservation of water usage are future priorities.

Three groundwater wells provide water supply for the City of Cascade. The wells are located outside city limits, but are within the city impact area. Production is rotated to each of the three wells on a regular basis.

The wells are located in the upper units of the very thick sequence of fluvial and glacial sediments that dominate the Cascade/Long Valley area. The aquifer has lateral boundaries formed by the mountain range to the east and the hills to the southeast. The source water area for the wells can be described as corridors approximately ½ to 1 mile wide and 2 miles long extending north along the west flank of Lake Cascade and beneath the lake bounded by the granitic Idaho Batholith formations of the mountains to the east and the hills to the southeast. Sources of potential contaminates have been identified in the Source Water Assessment by Idaho Department of Environmental Quality.

GOAL: To protect the city water supply from negative impact.

OBJECTIVES:

- Protect areas nearest the wells.
- Protect wells from surface flooding.
- City should be diligent with regards to local businesses that are regulated by various environmental regulations, hazardous wastes, emissions or those with potential inorganic contaminants.
- Spill prevention should be the focus for good water quality. Any spills and accidents within the City jurisdiction or in the lake should be closely monitored and dealt with.
- City should actively participate and encourage the improvement and maintenance of high quality water in Lake Cascade and in the area's groundwater.
- Any surface water releases should be monitored closely to prevent contamination to groundwater producing zones including Lake Cascade. Urban and residential runoff should be monitored and efforts to reduce delivery to the lakes and streams should be the focus of prevention efforts.

- City should focus efforts on the high number of septic systems within the delineation zone for water wells. Work with local agencies to encourage development of sewer districts and the formation of local treatment systems.
- Establish partnerships with state and local agencies and industry groups to designate source water protection areas outside of the direct jurisdiction of the City of Cascade.

Water

This Comprehensive Plan adopts in its entirety the "Drinking Water Protection Plan For The City of Cascade- PWS 4430012".

GOAL: To keep water supply in balance with the demand of the city and of purest quality.

OBJECTIVES:
- Additional fire storage.
- Replace old water mains.
- Replace old water tank.
- Industrial needs in the future.

Wastewater Treatment Plant

The present wastewater treatment plant is located southeast of the City on the west side of the Payette River and east of State Highway 55. The plant consists of a three-cell lagoon system with four rapid infiltration basins for final treatment..

Cells 1, 2, and 3 contain 6.5 acres, 3.5 acres, and 3.6 acres, respectively, for a total surface area of 13.6 acres. Raw wastewater is collected at a wet well located near the southwest corner of Cell 1, where the influent is pumped into an inlet structure. The lagoon cells are presently operated with Cells 1 and 2 receiving the influent flows from the inlet structure and Cell 3 used for dosing the rapid infiltration basins. A separate dosing structure diverts flows from Cell 3 to each of the four rapid infiltration basins, which range in size from 0.52 acres to 0.72 acres for a total surface area of 4.0 acres.

An underdrain system exists beneath the rapid infiltration basins due to a high groundwater table. As groundwater beneath the basins mounds up, the water enters the underdrains and is discharged to the Payette River.

Solid Wastes

GOAL: To provide facilities to encourage recycling of solid waste by establishing collection points where citizens can voluntarily sort and deposit various recyclables.

Drainage

GOAL: Study the current drainage system and re-design where necessary so that runoff is not placing polluting substances and sediment in the river or lake. New subdivisions be designed so that water runoff is not a water quality or erosion problem.

Utilities

GOAL: Require all utility service to be installed underground for all new development.

HAZARDOUS AREAS

Cascade is in Zone II and Zone III of the earthquake classification system as shown in the 1997 Uniform Building Code. The Goose Creek fault follows the course of West Mountain running north and south through the county. It has a junction with another fault running east and west near Lake Cascade.

The Lake Cascade dam mitigates much of the flooding potential for the City of Cascade by controlling the water flow of the North Fork of the Payette River. Valley County has adopted the Flood Damage Prevention Ordinance and Section 4.02 in the Valley County Land Use and Development Ordinance, which limits development in flood-prone areas.

Soil testing and high standards for the use of on-site sewage disposal systems must be met to avoid ground water contamination.

Valley County has adopted a Wetland Protection Ordinance that applies to Cascade.

Various levels of radon gas are found in Cascade.

Underground gasoline, oil and hazardous material storage tanks need to be recognized as potential threats to groundwater and future construction and development.

GOAL: To protect the health and safety of Cascade residents and visitors from the impacts of hazardous areas.

OBJECTIVES:

- Encourage appropriate agencies to disseminate information about radon gas with measures to reduce the risk to human health.
- Retain existing regulations that prohibit or control construction, development and filling in designated flood-prone areas.
- Encourage uses in floodplains which will incur minimal damage in the event of flooding, i.e., greenbelt or park-type developments.

RECREATION AND OPEN SPACE

Cascade is situated in a recreation paradise. The city area is ideally suited for many forms of outdoor activity, ranging from fishing to bicycling. The City of Cascade and its impact area include open space areas located on and adjacent to the North Fork of the Payette River and Lake Cascade. Both the river and lake provide recreational opportunities including boating, rafting, fishing, bird watching, camping and hiking. A golf course along Lake Cascade provides a recreation outlet for

locals and visitors alike. Lake Cascade State Park provides boat launching, camping and picnicking facilities adjacent to the city impact area. The existing Cascade city park space provides such facilities as a ½ mile greenbelt for rollerblading, hiking, biking or jogging, a Frisbee golf course, access to the North Fork Payette river, a partially developed stocked fishing pond, two softball/ baseball fields and parking areas for users. The park also has seating areas for sport spectators, picnic facilities, and restroom facilities.

A smaller existing park near the Valley County fairground provides facilities including two tennis courts, children's playground equipment, a picnic shelter and a partially developed skateboard/skating area.

GOAL: To promote and support a viable recreation and tourism program which is compatible with the Land Use section of this plan.

OBJECTIVES:

- Encourage improvements and the addition of more varied opportunities for indoor and outdoor recreation for the enhancement of leisure time by people of all ages.
- Encourage further development of the Payette River greenbelt, targeting expansion of the greenbelt north along the river until it intersects State Highway 55 on the north side of town- pursue possible grant money to develop a fitness course along the greenbelt.
- Pending potential annexation of the former Boise Cascade mill area into the City of Cascade, encourage the expansion of the existing park to include several more softball/ baseball fields, a permanent skate park, basketball courts. Encourage the development of a recreation center and swimming pool.
- Encourage the partnerships between the City of Cascade, Cascade Lake State Park, and the Bureau of Reclamation to plan and coordinate development of recreational facilities in the Cascade area and Valley County.
- Protect access to public lands.
- Protect and maintain existing facilities- enhancing those facilities as time and money permit.
- Pursue Rails-To-Trails program should the railroad be abandoned.
- Work in conjunction with Southern Valley County Recreation District (S.V.C.R.D.) to acquire access to Cabarton Ramp.

TRANSPORTATION

Highway 55 is the only arterial highway in Valley County and runs directly through the center of Cascade. It runs north and south and provides the only major outlet to urban areas outside the city as well as county. There has been a mention of an alternate route that would cut off just south of town and run through the Davis ranch land and reconnect with the highway at the base of Little Donner.

The city street crew maintains streets within the city limits of which numerous remain unpaved and several are paved.

One public airport is available for general aviation in Cascade.

Commercial bus services are available twice daily into and out of Cascade.

A railroad line that carried supplies between Cascade and Emmett is now being run by an independent company (Thunder Mountain Lines) that offers scenic day trips from Cascade and Horseshoe Bend.

GOAL: Improve existing city transportation for present use and future needs.

OBJECTIVES:

- Proper drainage and grading, as well as preparation for future paving. Paying special attention to main roads such as Old State Highway and Cabarton Road.
- Keep all roads to county standard or better.
- Encourage new growth of the airport as needed to accommodate larger planes and more people.
- Encourage further use of the railroad system running into and through the city.
- If the railroad abandons the rail line, request a Rails To Trails program.

GOAL: Promote and provide a bike and pedestrian trails system.

OBJECTIVES:

- Improve and expand any existing bike paths and walkways.
- Develop bike/ walking lane along Lakeshore Drive and the eastern shores of Lake Cascade.
- Finish the greenbelt along the Payette River through Cascade by linking the two existing portions.

Addendum to the City of Cascade's Comprehensive Development Plan.

This addendum is a work-in-progress that will deal with the changes that have already and will be coming to our community.

Vision

It is the vision of the citizens, planning boards and elected officials, who have all contributed to this plan, to guide and manage the growth and development to:

1) Support and promote and diverse social and economic population that includes a resident work force.
2) Promote economic sustenance that does not depend on seasonal population growth.
3) Offer a spectrum of housing types, especially for resident workers.
4) Maintain and enhance environmental quality including air and water quality.
5) Set aside scenic vistas and wildlife habitat.
6)
7)

The guiding principles offered below are intended to help the citizens of Cascade to deal with and manage the growth that is coming while honoring Cascade's heritage and geographic setting.

1) Cascade is a community first and a resort second. Sufficient housing is seen as essential to retaining the diverse social structure of the community.
2) The intent of this addendum is to create conditions for a sustainable visitor-based economy not dependent upon seasonal growth, an economy that reflects Cascade's small town commercial character and the outdoor recreational opportunities of Valley County.
3) This plan reflects the desire that high-end residential and commercial development will not be permitted to dominate construction at the expense of community housing opportunities for permanent residents.
4) The intent of this plan is to provide property owners and local businesses with guidance in the use and development of their property. Local elected officials will be entrusted with decision-making power, based on existing regulations, codes and ordinances to protect public health, safety, and welfare.

The term "planning process" defines the on-going or cyclical nature of planning. Thus, the following chapters provide the means to achieve the vision and guiding principles through a look at the issues, establishment of goals and objectives, and the consideration of strategies and actions.

The most significant areas in which the planning process will continue, following adoption of the addendum to the City of Cascade Comprehensive Development Plan are:

1) Definition of the fair share of community housing to be provided by new residential and resort development.
2) Specification of fees to address the impacts of development on parks, schools' roads and water and sewer infrastructure.
3) Consideration of growth management techniques intended to insure a balance among the residential, commercial, and resort development.
4) Establishment of a transportation plan that will evolve along with growth.
5) Formulation of guidelines to promote scenic vistas and wildlife habitat while not negatively affecting development.

General Provisions

This resolution shall be known as the City of Cascade Land Development Regulations.

Authority

Pursuant to Idaho State Code 67-6509 the Cascade City Council has the authority to adopt these Land Development Regulations.

The provisions of these Land Development Regulations shall not affect the validity of any building permit, conditional-use permit, variance, sign permit or others issued prior to adoption of these regulations.

The foregoing addendum was duly introduced before the City Council of the City of Cascade, Valley County, at the regular meeting of the City Council of such City held on the 13th day of June 2005 and adopted at the same regular meeting of said Council, by the following vote, to wit:

Ayes:	Guarino, Haskins, Eveland
Noes:	None
Abstained:	None
Absent:	Herrick

LARRY J. WALTERS
Mayor

ATTEST:

PAMELA J. DeCHAMBEAU
City Clerk/Treasurer