



## **CENTURION ENGINEERS, INC.**

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Date: 7 January 2023

Subject: **River Club Residences  
6515 West State Street  
SAPFY2023-0001 / ZONFY2023-0001  
Portion of Tax Parcels S0603212910 & S0630223350  
Land Area = 22.68 Acres**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This application is for a Specific Area Plan and rezone.

Please consider our comments as the application moves forward.

### ***Boundary of Specific Area Plan***

The boundary of the SAP has not been specifically determined. It is stated to be 22.68 acres within a much larger parcel and is generally shown on schematic drawings provided with the application. Is it necessary to fully define, by legal description, the SAP by its rezone? The legal description provided in the application appears to be the entire LB River Club Owner LLC lands.

We note the application states a Minor Land Division will be submitted soon. We presume that application will define the entire SAP boundary.

### ***Ada County Highway District***

Input from the Ada County Highway District must occur.

### ***Water and Sewer Connections***

A conditional city utility “will serve” letter was prepared for the site on 25 June 2022.

New water and sewer services must be reviewed and approved by the city’s Public Works Department when development is proposed. In the meantime, water flow of existing area fire hydrants and a hydraulic water model (by the applicant) of the area may be necessary to assure adequate fire compression water will be available and what, if any, phasing of water line construction may be needed. The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs.

The application proposes to connect to the Boise City sanitary sewer collection system on the northeast side of State Street. Along with Garden City review, said connection will need to be reviewed and approved by the city of Boise. The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

The application includes a schematic drawing showing sanitary sewer. The city suggests that as much of the line extension that serves the site as possible not be located within the State Street right-of-way. An internal line may be of more value to the city. Possible service to the area around the SAP must be considered in the sewer plan.

### ***Site Grading and Drainage Plan***

A site grading and drainage plan will be required when development is proposed. Said plan must be reviewed and approved by the city.

A storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

A site geotechnical report will be required for the design of the on-site storm water system prepared by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

### ***Storm Water Operation and Management Agreement***

With the process of development plans, the landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.

### ***FEMA Flood Maps***

The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

### ***Subdivision***

We note that the East Sub-District is noted as multi-family and townhomes. We presume the townhomes, and perhaps some of the other areas, will include a subdivision of land. Details of any proposal to further subdivide land beyond the mentioned Minor Land Division should be provided when appropriate. Providing city utility services might be impacted by a subdivision of land.

We have no other comments regarding this request at this time.