



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Road. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow**
Chris Samples
Betty Gumm
Colin Schmidt
Kevin Wallis
Troy Vaughn
Chad Vaughn
Olesya Durfey

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-mail: jdcanning@baengineers.com

Date: 8 June 2019

Subject: **Sleepy Hollow Apartments**
DSRFY2019-10
9555 West State Street
Tax Parcel S0514438580

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting to construct forty-four apartments units in four buildings on approximately three acres of land and adding site improvements.

Comments on Requested Waiver Requests

The application includes requests for relief from several normally required items. We will not comment on all the items, but several should be addressed from our perspective:

Irrigation Letter: The application notes, "to our knowledge there is no irrigation ditch that runs through the property", however should any irrigation facilities be located on the property, easements to cover them could impact the site design.

Topography Survey and Grading Plan: The site plan includes fairly intense hard surface development. This limits options for site storm water collection, treatment and disposal. At least a proposed method and quick analysis of handling storm water seems appropriate. Additionally no Geotech report has been provided. Shallow groundwater, if present, could further restrict options for storm water disposal from subsurface options and create notable swales in the limited open area on the site.

Affidavit of Legal Interest: Without the filing of an affidavit of legal interest the city is foregoing legal protections from the document. One should be provided as soon as possible.

Erosion and Sediment Control

Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Ada County Highway District Approval

Approval of the project by the Idaho Transportation Department and/or the Ada County Highway District will be required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Water and Sewer Connections

Any new water and sewer services will have to be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that adequate access to and depth of sewer service is available to the site.

The applicant is responsible to verify that adequate water system supply is available to provide domestic and fire suppression water needs. The city will require extension of public water mains through the site and the installation of a 12-inch water main along State Street.

FEMA Preliminary Maps

FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps, not the preliminary maps. Please advise on what, if any, mitigation is proposed. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay.

Site Grading and Drainage Plan

A site grading and drainage plan will be required to 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. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must also 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

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.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility.

Parcel Information

We note the parcel of land is section land (not in a recorded subdivision). It is noted by the Ada County Assessor that the land is parcel C or Record of Survey 10007. The applicant should provide evidence that the parcel is an original parcel of record existing as is prior to 1 January 1988.

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



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

June 10, 2019

Garden City Development Services Division
6015 Glenwood Street
Garden City, ID 83714

Robert Powell
Dave Evans Construction LLC

VIA EMAIL

Development Application	DSRFY2019-10
Project Name	SLEEPY HOLLOW APARTMENTS
Project Location	9555 West State Street, south of SH-44 milepost 0.55
Project Description	Construct a multi-family housing subdivision consisting of 44 dwelling units.
Applicant	Robert Powell, Dave Evans Construction

The Idaho Transportation Department (ITD) reviewed the referenced design review application and has the following comments:

1. This project abuts the State highway system.
2. Applicant is working with ITD to approve an access to SH-44. If the applicant wishes to construct an approach to SH-44 as shown on the proposed site plan, ITD will require the following:
 - A reverse curve shall be installed spanning from North Ulmer Lane to Duncan Lane in order to restrict the proposed approach to right in, right out.
 - Westbound to eastbound u-turns must be accommodated for passenger vehicles at the intersection of SH-44 and Ulmer Lane. Applicant shall provide turning movements. If needed, applicant will be required to make any necessary modifications to the southeast corner of the intersection.
 - Applicant must apply for and receive an approved right-of-way use permit prior to doing any work or activity within the highway right-of-way. Please have the applicant contact Shona Tonkin at 208- 334-8341 for this permit.





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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

3. There are several identified right-of-way monuments existing along ITD right-of-way in this location. Submitted site drawings do not include required location(s) of survey monuments. Idaho Code 55-1613 states “*construction documents or plans prepared by a professional engineers shall show the existence and location of all such monuments, accessories to corners, benchmarks, and points set in control surveys.*” Idaho Code also states all monuments lost or disturbed by construction shall be reestablished and remonumented at the expense of the agency or person causing their loss or disturbance. If this monument site is on this parcel then the survey should include its (re-)established location with survey marker acceptable to ITD District 3 Surveyor. Pre-construction and post-construction location coordinates for ITD survey markers shall be provided under signature of a State of Idaho licensed surveyor.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
5. The Idaho Administrative Procedure 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.
6. Provided the applicant comply with the requirements identified in items 2 and 3, ITD does not object to the application as presented.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

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

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



RE: Garden City Agency Notice - DR

Scott, Richard <RScott3@republicservices.com>

Thu 5/30/2019 7:21 AM

To: planning <planning@GARDENCITYIDAHO.ORG>

Cc: Olson, Robert <ROlson@republicservices.com>

I am the commercial supervisor for Republic Services, please add me to the email list for planning approval. Please review and supply requested information below for upcoming projects.

DSRFY2019-8

No trash enclosure shown on plans

No trash enclosure plans included on application

Please send both for review

DSRFY2019-10

Trash enclosure placement and trash enclosure plans look good

DSRFY2019-15

What is the distance from the front of the trash enclosure to the curb directly across from it? There should be a minimum of 50'.

No trash enclosure plans included in application, please send for review

Richard Scott

Operations Supervisor

Republic Services

11101 West Executive Drive

Boise, Idaho 83713

e rscott3@republicservices.com

o 208-685-7729 c 208-297-9269

From: Olson, Robert

Sent: Wednesday, May 29, 2019 3:33 PM

To: Scott, Richard <RScott3@republicservices.com>

Subject: FW: Garden City Agency Notice - DR

Robert Olson

Operations Supervisor

2130 W Frankl'n Rd

Meridian Idaho

e rolson@republicservices.com

o 208-319-2611 c 208-371-1745

w RepublicServices.com



We'll handle it from here.

From: planning <planning@GARDENCITYIDAHO.ORG>

Sent: Wednesday, May 29, 2019 3:25 PM

Subject: Garden City Agency Notice - DR

Note that (planning@GARDENCITYIDAHO.ORG) is an external email. Report suspicious emails by clicking on "Report Phishing", or forward to "infosec.phishing@republicservices.com"

THE FOLLOWING ITEMS WILL BE CONSIDERED IN A QUASI JUDICIAL HEARING AT GARDEN CITY IDAHO:

DSRFY2019-8: Tyler Frazier with The FCI Group is requesting Design Review approval of an urgent/primary care facility to be located in an existing building at 6965 N. Glenwood Street. The 0.592 acre site is located within the Highway Commercial (C-1) zoning district.

DSRFY2019-10: Robert Powell with Dave Evans Construction is requesting Design Review approval of a new multi-family housing development called Sleepy Hollow Apartments. The 3.03 acre site is located at 9555 W. State St.; Ada County Parcel S0514438580. The property is within the C-2 zoning district and the Residential Low Density designation of the Comprehensive Plan.

DSRFY2019-15: Rodney Evans with RE and Partners is requesting Design Review approval of a new office building for Health Services, Inc. at W. Carlton Bay Dr., Ada County Parcels R1292650170 and R1292650160. The site is located within the mixed use (M) zoning district.

MPUDFY2019-1: Sue Samson is requesting Design Review approval of an amendment to elevation and site design for an approved multi-family development located at 322 E. 44th Street; Ada County Parcel R2734500512, S 170' Lot 16, Block 2, Fairview Acres Sub #1. The property is zoned R-3 and located in the Mixed Use Residential designation of the Comprehensive Plan.

Application materials can be found at:

<https://gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=A2124403-5F71-476D-9F5F-D9BF7403C902>

NOTE: Please send comments to Garden City Development Services by **June 11, 2019**. If you do not respond by this date it will be considered "No Comment." It is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response, and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions. Please address your comments to the applicant as well as Development Services Department planning@gardencityidaho.org or Development Services Department, 6015 N. Glenwood St., Garden City, Idaho 83714.

Garden City Development Services

Planning

City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org

[Remove](#) this sender from my allow list

From: rscott3@republicservices.com

You received this message because the sender is on your allow list.



Independent School District of Boise City #1

Boundaries, Transportation, and Traffic Safety

8169 W Victory Rd - Boise, ID 83709

(208) 854-4167

Fax (208) 854-4011

RESPONSE TO PLANNING & DEVELOPMENT SERVICES

DATE: June 12, 2019

TO: planning@gardencityidaho.org

FROM: Lanette Daw, Supervisor Traffic Safety and Transportation

RE: DSRFY2019-10 – Sleepy Hollow Apartments

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Shadow Hills**

Junior High School: **Riverglen**

High School: **Capital**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **None**

If you have any further questions, please feel free to contact this office.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # DR FV2019-60

Conditional Use # _____

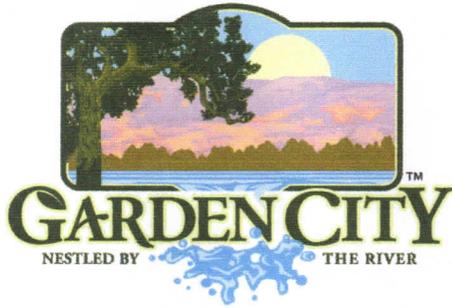
Preliminary / Final / Short Plat _____

Sleepy Hollow Apartments

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____

Reviewed By: Rowan
 Date: 6/18/19



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

28 May 2019

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **9555 West State Street
Water and Sanitary Sewer Ability to Serve
ATS2019-13**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

New water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation are the responsibility of the applicant.

The city water system in the area provided a minimum fire flow of 2,250 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 23 May 2019 (fire hydrant 5207) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

City water mains appear to be available at both the southeast and southwest corners of the site. The applicant must verify their location and access to them. Connection to both mains is required. Additionally the lines must be routed to State Street and a 12-inch mainline is required to be installed along the State Street frontage.

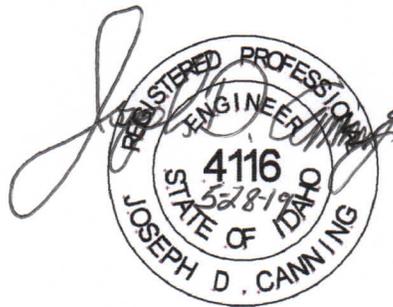
A city sewer main appears to be available at the southwest corner of the site. The applicant must verify its location, depth and access to it.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Connection to the city's system will probably either an extension of new individual sewer services from existing main line or probably extension of new main lines with new services by the applicant. The applicant is responsible to verify that the depth of the existing main is capable of serving the site. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to alter a preferred site design to be able to discharge to the city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new water and sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,

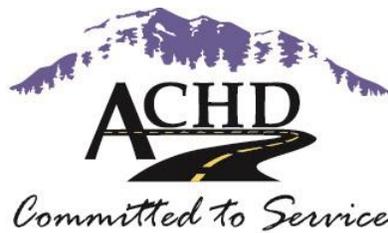


J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division
City of Garden City



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

June 3, 2019

To: Thomas Schofield via email
Dave Evans Construction LLC
7761 W. Riverside Dr Ste 100
Garden City, ID 83714

Subject: GC19-0020 / DSRFY2019-10
9555 W State St
Sleepy Hollow Apartments

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. A traffic impact fee will be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Traffic Information

This development is estimated to generate 23.64 additional vehicle trips per day; and 1.88 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
W State St	428 - feet	Principal Arterial	N/A	N/A

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- There are no current traffic counts for State St.

** ACHD does not set level of service thresholds for State Highways.

If you have any questions, please feel free to contact me at (208) 387-6132.

Sincerely,

Jorge Zambrano
Ada County Highway District
Planning Review Intern, Development Services
1301 N Orchard St Suite 200, Boise, ID 83706

cc: Jack Benson via email

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

June 3, 2019

Thomas Schofield via email
Dave Evans Construction LLC
7761 W Riverside Dr Ste 100
Garden City, ID 83714

RE: CIF19-0039 / DSRFY2019-10 / 9555 W State St / Sleepy Hollow Apartments
PLAN ACCEPTANCE

The District has reviewed the building plans for the above referenced project for assessment of impact fees. The District has no comment on the site improvements because all proposed improvements are outside of ACHD right-of-way. If the scope of work changes to include work within the right-of-way, the District will need to review and approve those changes.

Requirements Prior to Starting Work

1. Comply with all Standard Requirements of approval.
2. The impact fee must be paid prior to issuance of a building permit.

When Ready to Request ACHD Occupancy Sign-Off

1. Call 387-6380 and provide all information as shown in the header of this letter, i.e. the file number, site address, and the name of the project. Please include your name and return phone number.

Total Impact Fee due: \$62,336.00

(The Property Management Office is ancillary use and no impact fees are due for this structure)

ACHD inspection is not required.

If you have any questions or concerns please feel free to contact me at (208) 387-6132.

Sincerely,

Jorge Zambrano
Ada County Highway District
Planning Review Intern, Development Services
1301 N Orchard St Suite 200, Boise, ID 83706

cc: Jack Benson

