

**From:** [Jason Densmer](#)  
**To:** [Jeffery Hatch](#); [Joseph Canning](#); [Hannah Ball](#)  
**Cc:** [Jason Jones](#); [Wee Boise](#); [Hanna Veal](#)  
**Subject:** RE: DSRFY2022-0016 Stormwater  
**Date:** Wednesday, October 5, 2022 1:11:04 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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All:

This is great commentary, but in my role as acting City Engineer for this application I cannot provide any guidance.

Hanna Veal's original concern remains valid. If ACHD disallows the connection of the 34<sup>th</sup> and Carr R/W improvements to their existing drainage systems, then a property-specific solution may be required. If that solution is permeable pavers in the streetscape, as proposed in the DR materials, then any effect on the placement of required street trees will need to be addressed. ACHD has historically approved street trees adjacent to R/W paver systems (e.g., Broad Street in Boise's LIV District), but their site-specific requirements may be different here.

Please advise if you anticipate a change to the DR submittal materials as a result of these discussions.

Thanks,

principal, civil engineer

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jason densmer, pe

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**From:** Jeffery Hatch <jeff@hatchda.com>  
**Sent:** Wednesday, October 5, 2022 6:42 AM  
**To:** Joseph Canning <jdcanning@centengr.com>; Hannah Ball <hannahballcan@gmail.com>  
**Cc:** Jason Jones <jj@weeboise.com>; Jason Densmer <jason@thelandgroupinc.com>; Wee Boise <weeboise@gmail.com>  
**Subject:** Re: DSRFY2022-0016 Stormwater

Good morning Hannah,

Joe has a good point, we has a similar instance in GC. Two projects adjacent to each other. We met early on with ACHD and got approval prior to finishing entitlements for a stormwater connection with the assumption that the other property would also get that exception. ACHD came back and wanted 700k in stormwater improvements from the second property owner with no impact to the first property owner. We fought it and eventually won,

but it could have easily killed the project.

Getting an initial staff report and then meeting with the planner to negotiate prior to your entitlement approvals works best. And get it in writing. We had a fully approved, and permitted set of plans in Meridian and ACHD came back and decided that they had "historic drainage" going through our site. Resulted in 80k in improvements and reduction in parking lot to accommodate changes long after their staff report. The staff report really doesn't tell us much these days, it's the actual plan reviewer who are making these changes.

Sincerely,

**Jeff Hatch, AIA LEED AP**

*Hatch Design Architecture*

*200 w. 36th Street*

*Boise, ID 83714*

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**From:** Joseph Canning <[jdcanning@centengr.com](mailto:jdcanning@centengr.com)>

**Sent:** Wednesday, October 5, 2022 4:54 AM

**To:** Hannah Ball <[hannahballcan@gmail.com](mailto:hannahballcan@gmail.com)>

**Cc:** Jason Jones <[jj@weeboise.com](mailto:jj@weeboise.com)>; ([jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com)) <[jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com)>;

Wee Boise <[weeboise@gmail.com](mailto:weeboise@gmail.com)>; Jeffery Hatch <[jeff@hatchda.com](mailto:jeff@hatchda.com)>

**Subject:** RE: DSRFY2022-0016 Stormwater

Hannah,

I will caution that ACHD is very variable on allowing connection to their storm drain systems. It seems to entirely depend on who the plan reviewer is at the ACHD on what happens. This is the plan reviewer, not the planner that makes comments on the entitlement application.

As an example, we had two small industrial projects on Bethel Street in Boise. Each one was a different project. One preceded the other through the plan review process by several months. One

was on each side of the road. Both had the same requirements from ACHD during entitlement – construct curb, gutter and sidewalk along their frontages. Both were similar amount of frontage. There was an existing ACHD storm sewer system within Bethel Street. There was no difference in either project from the perspective of improvements needed.

One project was allowed to connect to the ACHD storm drain system and the other was not. When we pointed this out to the ACHD plan reviewer, they would not consider allowing us to connect the other project to their system. The only difference we could see was who the plan reviewer was.

The ACHD policy manual has an allowance to connect to existing storm sewer systems when they have capacity to accept additional storm water. But, the process to prove that capacity is there is very difficult. Difficult enough that the it rarely happens without just a nod from ACHD that a connection may be made. Without spending an inordinate amount of time in studies, the ACHD is the only one that should know if their system has capacity. We have occasionally been allowed to connect to existing storm sewer systems, but we never know why that decision is made.

I am just cautioning that the decision to connect to an existing ACHD storm sewer system cannot be relied upon - even if another project in the area is allowed to.

Joe Canning, PE/PLS  
Senior Engineer  
Centurion / B & A Engineers, inc.  
208.343.3381



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**From:** Hannah Ball <[hannahballcan@gmail.com](mailto:hannahballcan@gmail.com)>  
**Sent:** Tuesday, October 4, 2022 6:16 PM  
**To:** Joseph Canning <[jdcanning@centengr.com](mailto:jdcanning@centengr.com)>  
**Cc:** Jason Jones <[jj@weeboise.com](mailto:jj@weeboise.com)>; ([jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com)) <[jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com)>; Wee Boise <[weeboise@gmail.com](mailto:weeboise@gmail.com)>; Jeffery Hatch <[jeff@hatchda.com](mailto:jeff@hatchda.com)>  
**Subject:** Re: DSRFY2022-0016 Stormwater

Yes the catch basins are still existing. That's probably the method achd wants us to use. That system will need updating in the future but also that's achd's "issue". For now it sounds like a fit.

Thanks Joe.

All The Best,

Hannah Ball  
Garden City | 808-673-5815

On Oct 4, 2022, at 6:04 PM, Joseph Canning <[jdcanning@centengr.com](mailto:jdcanning@centengr.com)> wrote:

Hannah,

I don't see how the deck drain will work. Is the ACHD suggesting their storm water be taken back into the private property? I don't see how this could work with the almost continuous run of building fronts along the roadways. The last I had seen of Casino Beach was the public street frontage was connecting to the existing ACHD storm drain system in the area via standard catch basins.

Joe Canning, PE/PLS  
Senior Engineer  
Centurion / B & A Engineers, Inc.  
208.343.3381



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**From:** Hannah Ball <[hannahballcan@gmail.com](mailto:hannahballcan@gmail.com)>  
**Sent:** Tuesday, October 4, 2022 4:19 PM  
**To:** Hanna Veal <[hveal@gardencityidaho.org](mailto:hveal@gardencityidaho.org)>  
**Cc:** Jason Jones <[jj@weeboise.com](mailto:jj@weeboise.com)>; ([jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com))  
<[jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com)>; Wee Boise <[weeboise@gmail.com](mailto:weeboise@gmail.com)>; Jeffery Hatch  
<[Jeff@HatchDA.com](mailto:Jeff@HatchDA.com)>; Joseph Canning <[jdcanning@centengr.com](mailto:jdcanning@centengr.com)>  
**Subject:** Re: DSRFY2022-0016 Stormwater

Hello everyone,

Now I'm understanding what is happening. Basically no pavers in the RoW, achd wants to use this method "deck drains". This is the design proposed for Casino Beach. On the street trees since it's a attached sidewalk I presume achd is says put trees on private property and not in the ROW.

I believe this modifies the 34th street scape plan. I'm sure I'll have additional questions for Joe Canning if this is the drainage system we will use moving forward? I'll chat with

him soon.

Thanks everyone, I just wanted everyone to try and be on the same page with this change.

All The Best,

Hannah Ball  
Garden City | 808-673-5815

On Oct 4, 2022, at 9:18 AM, Wee Boise <[weeboise@gmail.com](mailto:weeboise@gmail.com)> wrote:

I don't believe the permeable pavers are necessary for our design or stormwater mitigation needs, and only included them as they were part of the previously approved streetscape, but if that is no longer valid we will simply not use permeable pavers along the street, and use the design for stormwater mitigation that was implemented by Casino beach. Thanks

On Tue, Oct 4, 2022 at 9:04 AM Hanna Veal <[hveal@gardencityidaho.org](mailto:hveal@gardencityidaho.org)> wrote:

Hannah,

How do you plan to install the required street trees within the 34<sup>th</sup> and Carr frontage if ACHD determines that trees cannot be within 10ft of the permeable pavers?

If and when ACHD determines this, the only location to put the trees would be 10ft into your streetscape design, which would be under/through your second story balcony if not into your proposed structures. As such, I do not know how we would be able to condition compliance. If you have ideas I am open to brainstorming the with you.

Without the street trees your application would be noncompliant. If we approve your application as proposed, and ACHD does not allow for them in proposed locations, it is likely that the application would need to return to the DSR Committee with an entirely new site design/layout to accommodate the trees and be compliant with the code.

When referring to Casino Beach, they are not installing permeable pavers on 34<sup>th</sup> Street or Carr, as such, ACHD is allowing for the large, attached sidewalk with street trees in tree grates.



## Hanna Veal

*Associate Planner*

Development Services Department, **City of Garden City**

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**From:** Hannah Ball <[hannahballcan@gmail.com](mailto:hannahballcan@gmail.com)>

**Sent:** Monday, October 3, 2022 5:40 PM

**To:** Hanna Veal <[hveal@GARDENCITYIDAHO.ORG](mailto:hveal@GARDENCITYIDAHO.ORG)>

**Cc:** Jason Jones <[jj@weeboise.com](mailto:jj@weeboise.com)>

**Subject:** Re: DSRFY2022-0016

Hello Hanna,

We would like to continue with the entitlement process. We will satisfy whatever design standards achd would like to use as the 34th Street scape.

Casino beach has an approved street scape for Carr street that I'm assuming we could the same design to 34th street.

We are happy to agree to a condition of approval to design to achd

standards.

Thank you

All The Best,

Hannah Ball  
Garden City | 808-673-5815

On Oct 3, 2022, at 5:25 PM, Hanna Veal  
<[hveal@gardencityidaho.org](mailto:hveal@gardencityidaho.org)> wrote:

Hannah,

I am reviewing your application, and noticed that you are proposing permeable pavers within the 34<sup>th</sup> Street and N. Carr Street ROW. I am assuming you are proposing this to mitigate for ACHD's stormwater. However, I have known ACHD to not allow for trees to be within 10ft of ROW pavers. It appears that all your street trees proposed on both 34<sup>th</sup> and N. Carr would be within the 10ft range and thus would not be permitted per ACHD.

Do you have a formal agreement in place between ACHD and yourself to allow for these street trees to be within 10' of permeable pavers?

Before we move any further along in the entitlement process, I would suggest that you work out an understanding with ACHD.

Sincerely,



Hanna Veal  
*Associate Planner*

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