# Glass Island View Subdivision Preliminary Plat Application

## Applicant: Glass Creek, LLC

## Garden City Planning & Zoning Commission
## July 15, 2020

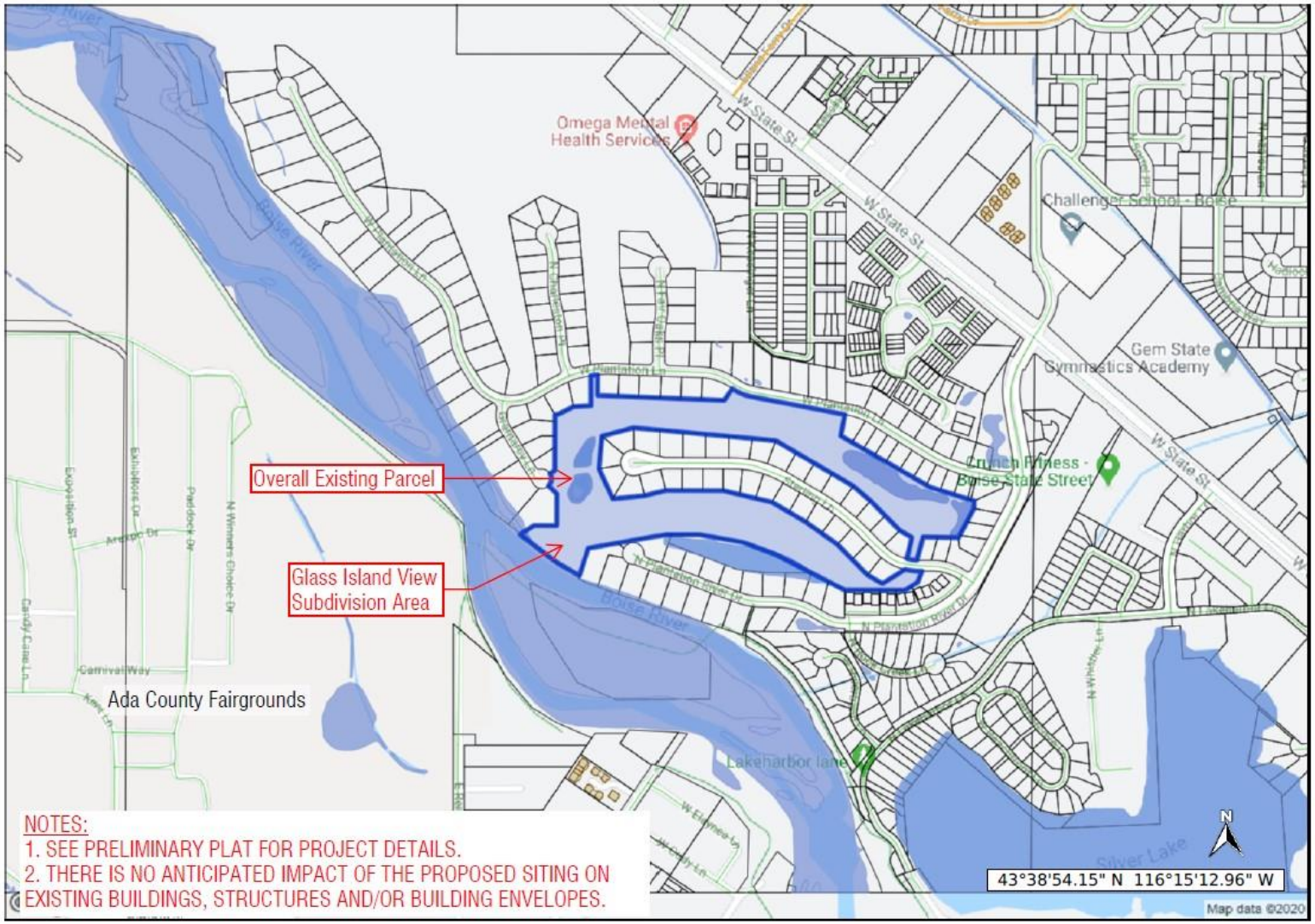
# Application Request

Preliminary Plat Application: SUBFY2020-6

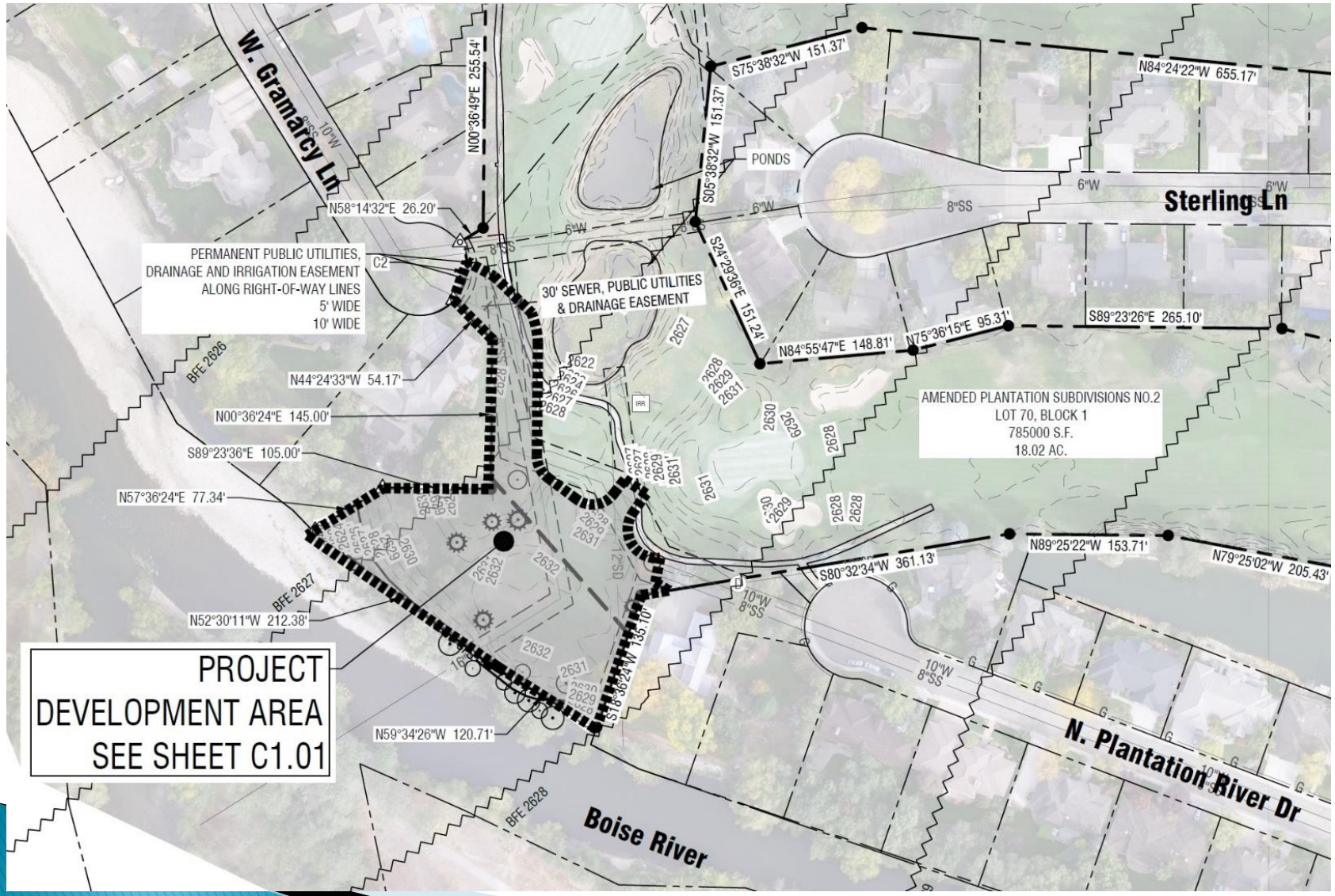
- 3 single-family lots
- 1 common lot – shared access drive & landscaping
- No variances requested
- On-lot improvements not part of application requires future DRC approval (more that 2 lots) and building permit application
- Golf Course improvements not part of application

**Glass Creek concurs with the Staff report and draft conditionals of approval**

# Neighborhood Map



# Subdivision Location – 1.36 Ac.

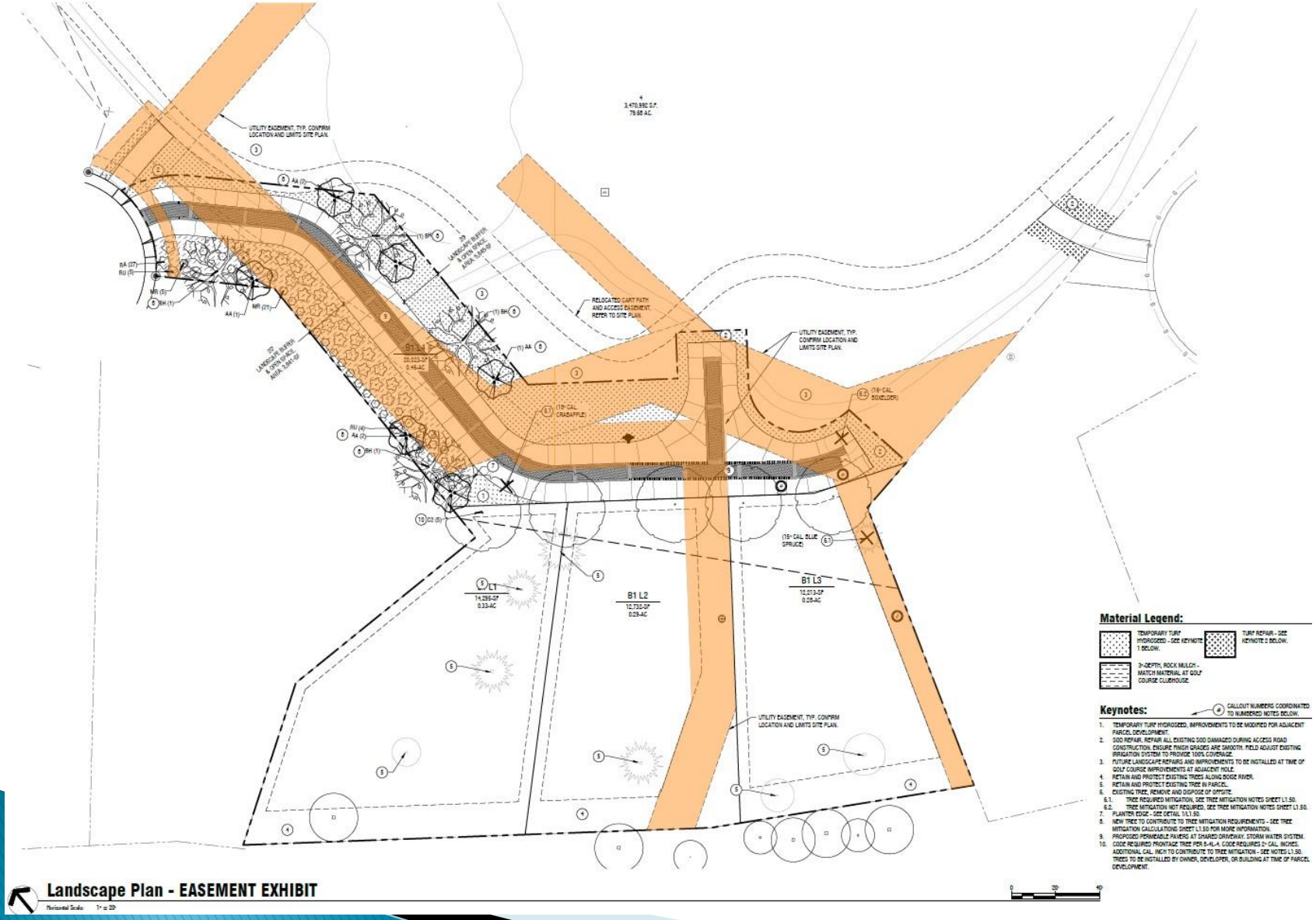


# Site Photo Looking South

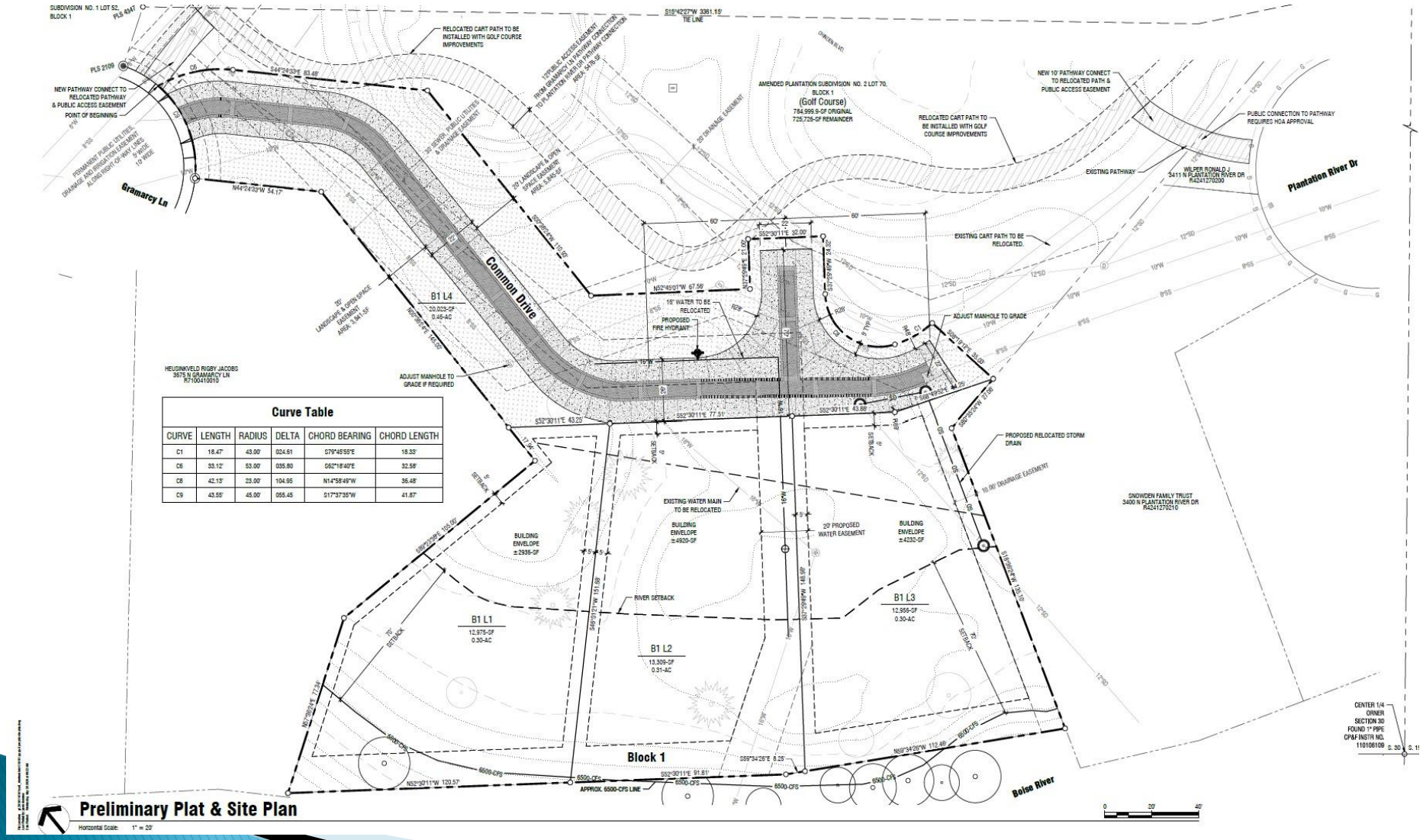
# Project Summary

- Complies with Comp Plan & R-2 zoning
- Meets or exceeds development standards:
  - Density, lot size, height, setbacks, open space, fire access, landscaping & tree removal mitigation
  - Incorrect front setback stated at pre-app:
    to be revised per staff report (pg. 15)
- ACHD approved preliminary plat application
  - 3 additional trips in PM peak hour
  - 28 additional trips per day
  - 1,474 ADT for Plantation River Drive south of State St. & below 2,000 ADT threshold for local street
- Avg. 13,000 sf. lot size equivalent to or larger than most existing lots

# Site Easement Restrictions



# Preliminary Plat
## (Public Access Pathway to be DELETED)




| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 18.47' | 43.00' | 024.61 | S79°45'55"E | 18.33' |
| C6 | 33.12' | 53.00' | 035.80 | S62°18'40"E | 32.58' |
| C8 | 42.13' | 23.00' | 104.95 | N14°58'49"W | 36.48' |
| C9 | 43.55' | 45.00' | 055.45 | S17°37'35"W | 41.87' |

# Landscape Plan
## (Public Access Pathway to be DELETED)

# Perimeter Landscaping
## (For Discussion per Staff Report pg. 16)

- Purpose (8-4I-5):
  - To provide a visual barrier between different land uses
  - To enhance the streetscape
  - To provide privacy, and
  - To protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful noxious effects

- **Glass Creek Response:**
  - **The purpose does not apply to the application and perimeter landscaping is not needed nor practical**

# DRC Recommendation 7-6-20

- Recommended APPROVAL of Preliminary Plat & Landscape Plan as submitted
- No perimeter landscaping required

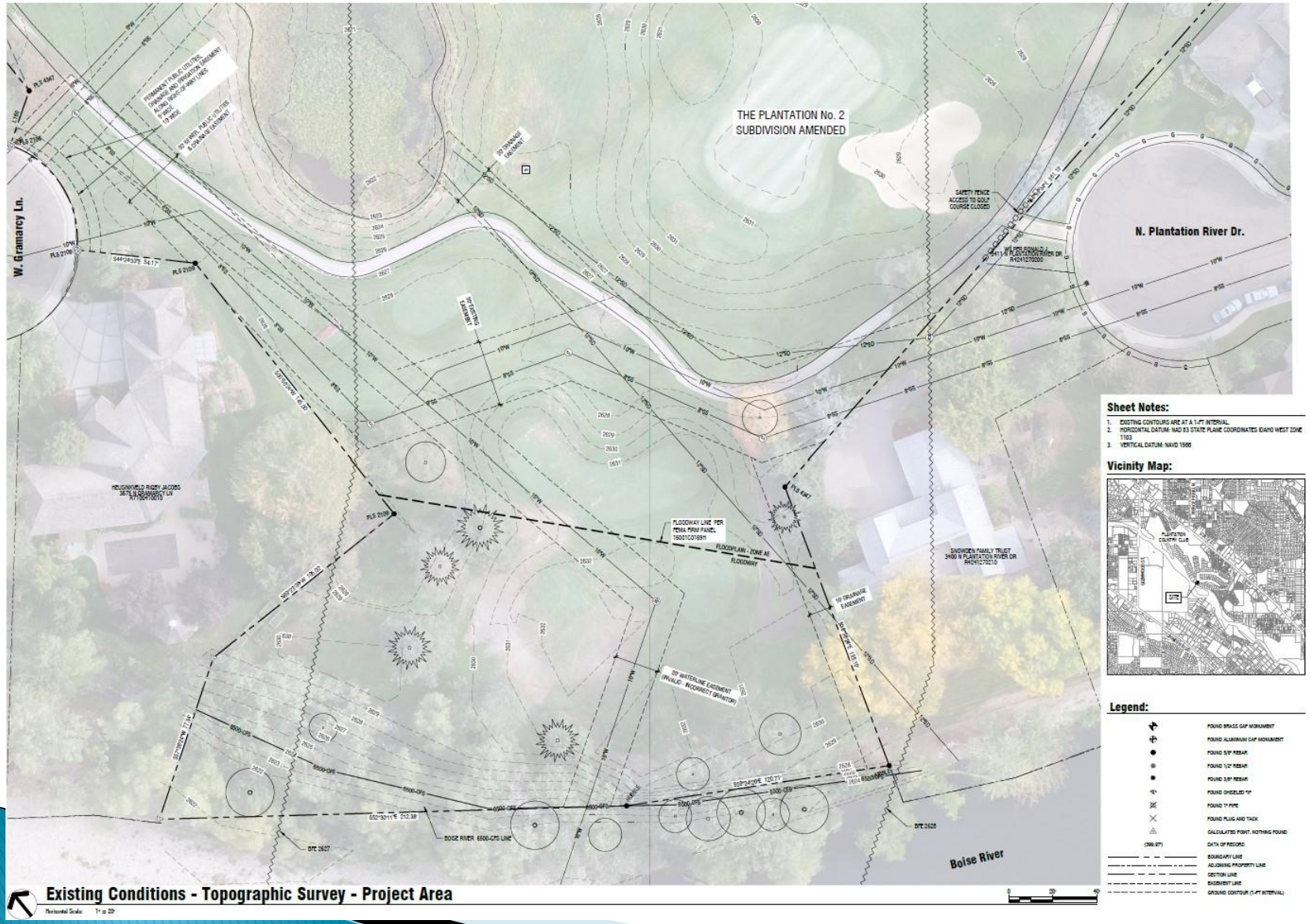
# Public Comments

- Geotechnical study
- Reinforcing riverbank
- Arborist report – neighbor trees
- 6500 CFS line
- 70’ building setback from OHWM
- Filling on site: 1300 CY (comparing 2007 & 2019 LiDAR maps)
- FEMA approval
- Affidavit
- Master Declaration

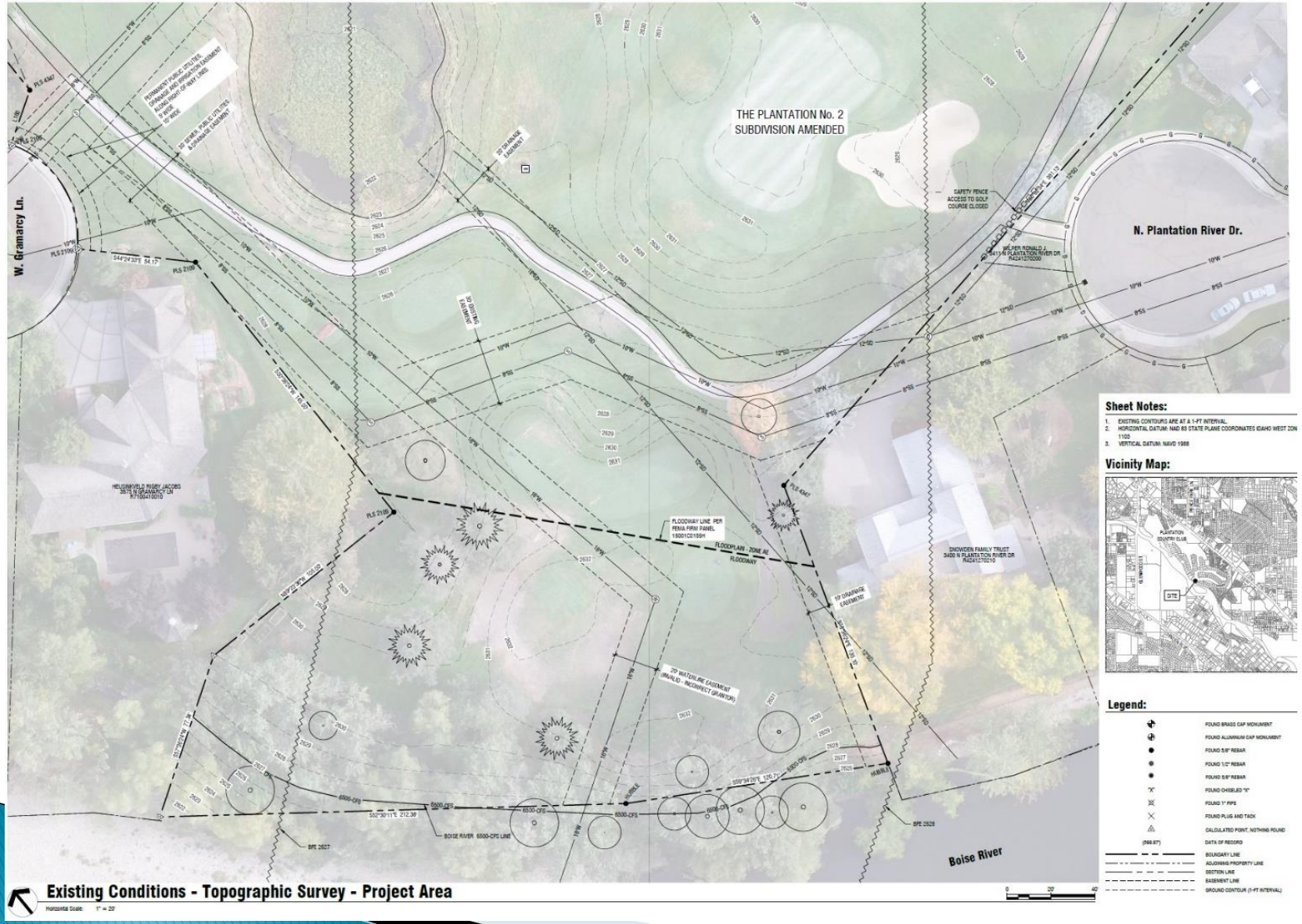
# Updated Existing Conditions Map
## (Provided to Staff July 1)

- Field survey completed under tree canopy to supplement drone topo survey
  - Corrected topography on riverbank
  - Drone survey validated for remainder of site
- Identified tree stain on bank believed to be 2017 or 2019 flow rate
  - 2017 flow @ 9590 CFS – highest in 37 years
  - 2019 flow @ 7340 CFS – USGS chart for Glenwood gauge
- Adjusted 6500 CFS flow line to tree stain contour elevation of 2624 on Updated Existing Conditions map
- Conduct additional survey on neighbor's property from known flow rate of 5580 CFS

# Updated Existing Conditions
## (6500 CFS Line at 2624 Elevation – Field Survey)



# Existing Conditions – Application
## (6500 CFS Line Not Correct due to Survey Error)

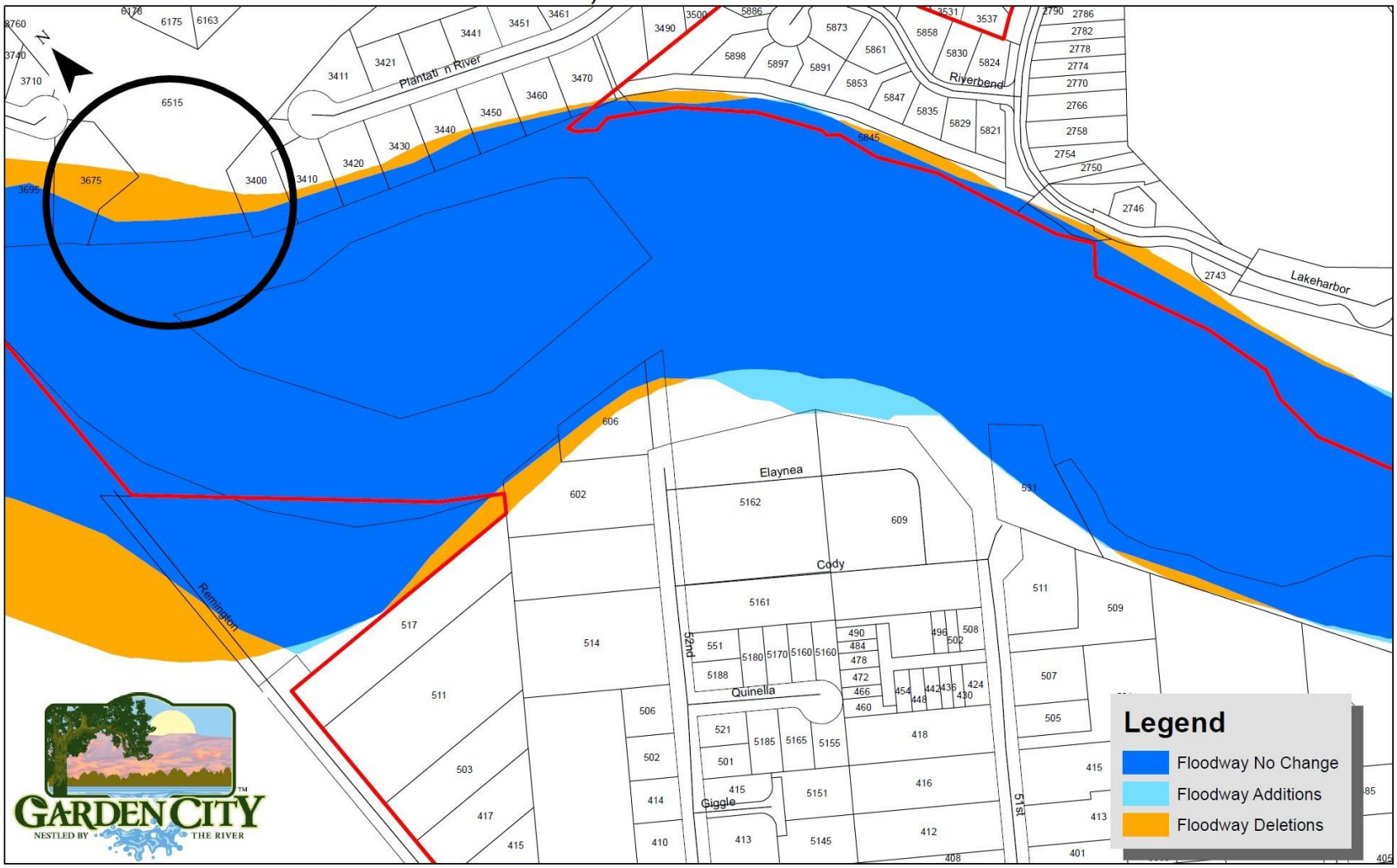


# Additional Survey from Neighbor's Photo Showing River Flow @ 5580 CFS

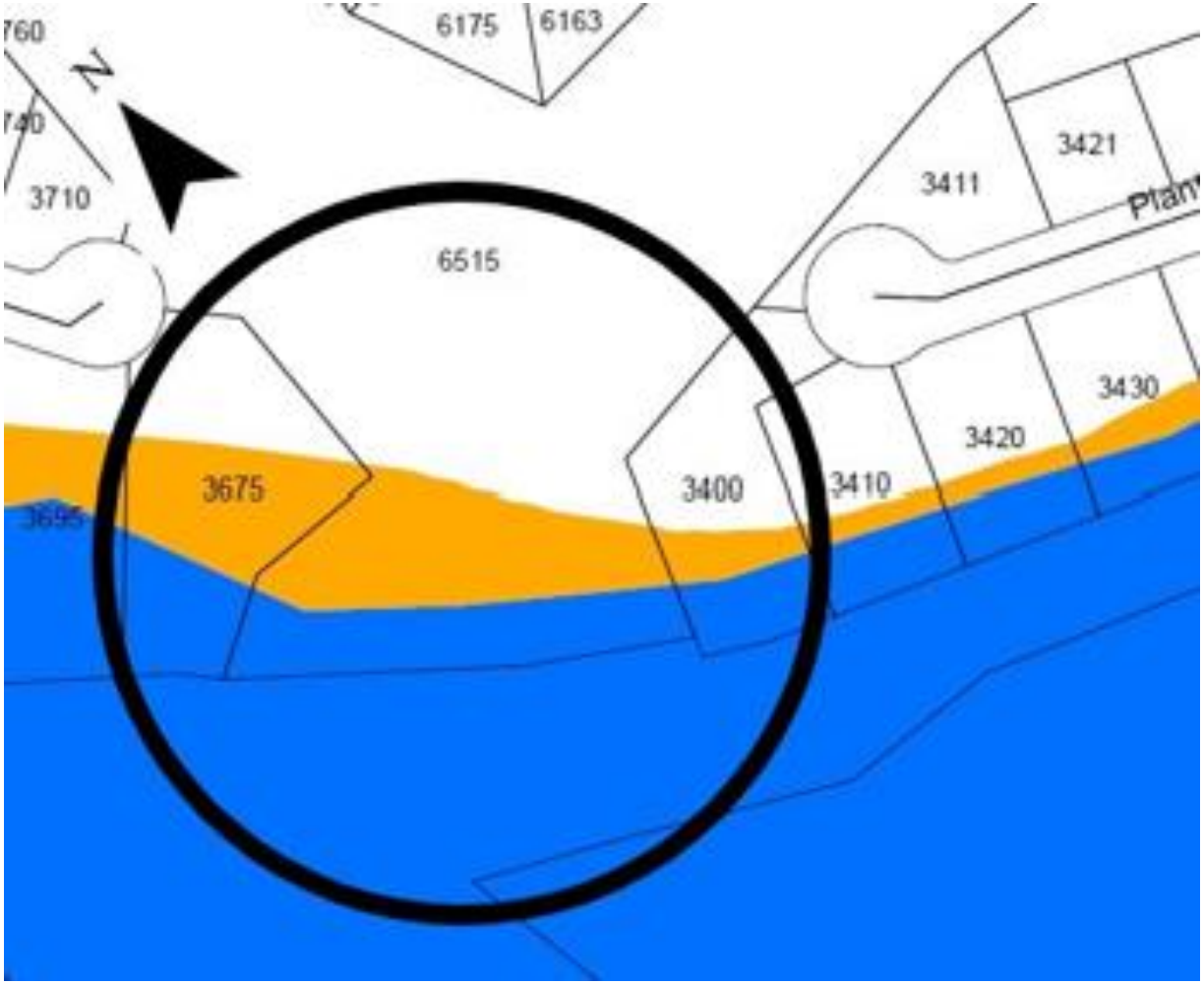
- Used surveyed elevation of 2622 for 5580 CFS to determine 6500 CFS line at 2623 elevation
  - Approx. 1foot elevation change for 1000 CFS increase/decrease from Glenwood Gauge chart

# Floodway Revisions

Exhibit B June 19, 2020 FIRM- FIS- FLOODWAY

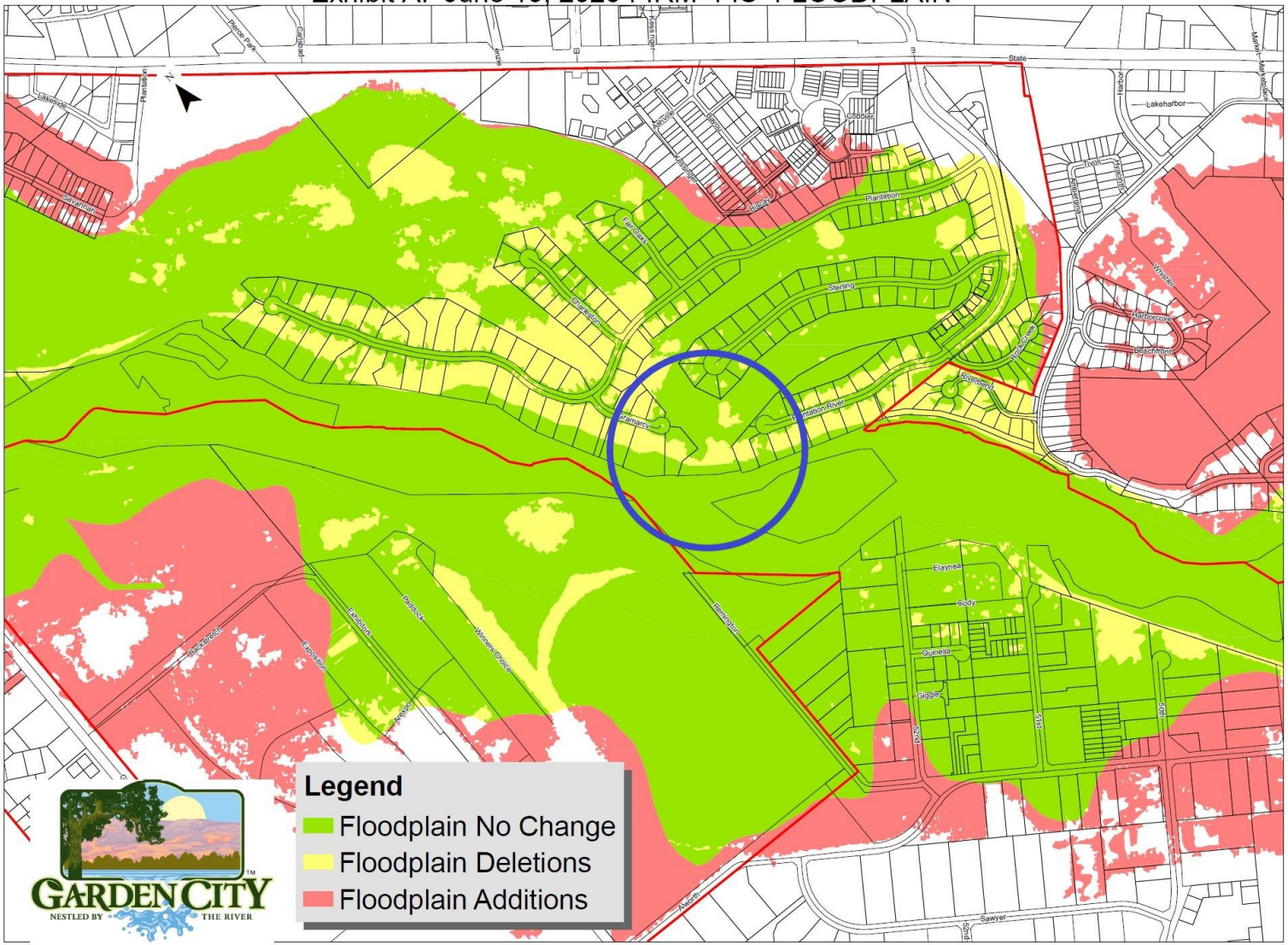


# Floodway Revision Detail



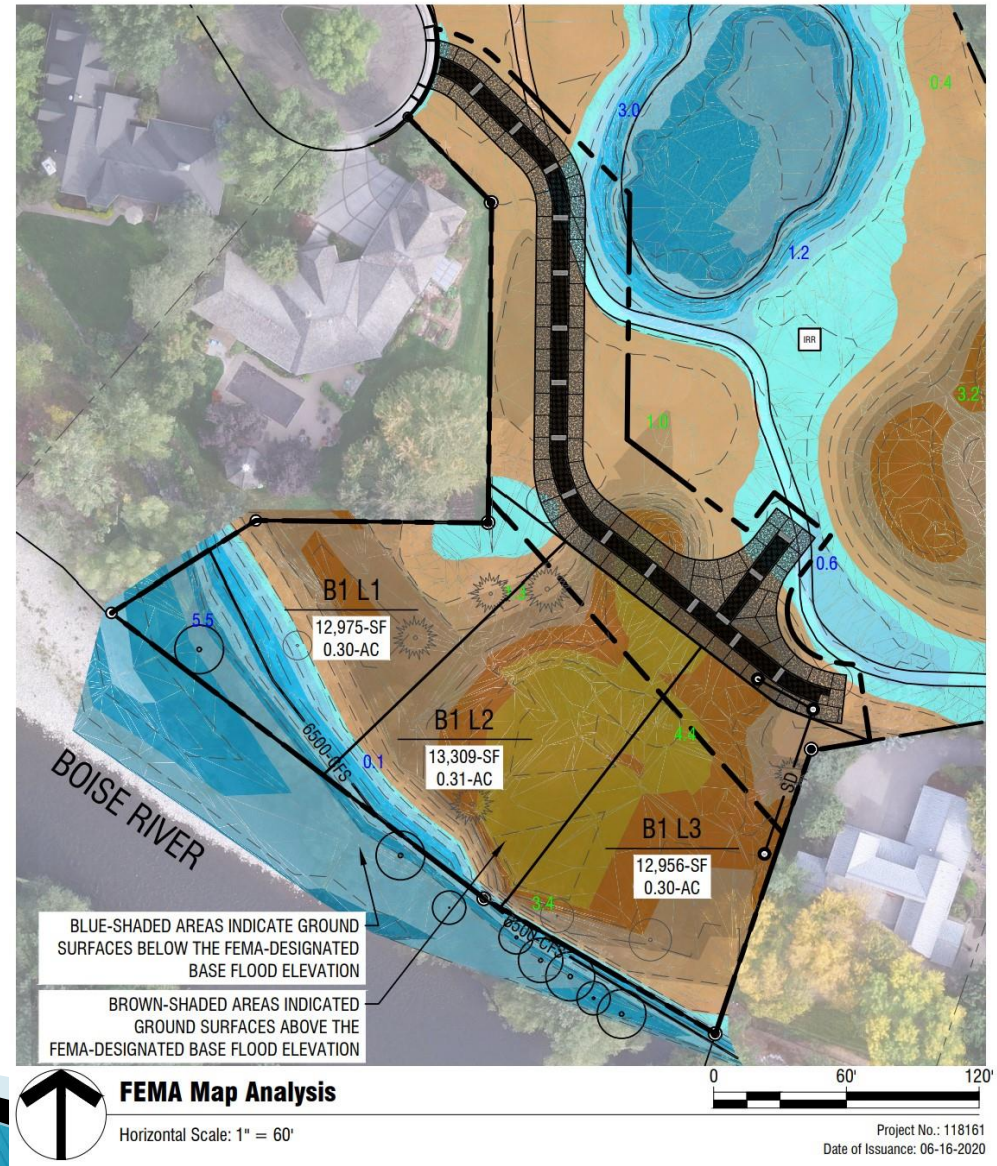
# Floodplain Revision

Exhibit A: June 19, 2020 FIRM- FIS- FLOODPLAIN



# Floodplain Revision Detail

# Revised FEMA Analysis Map – July 1
## (Compares Topography to FEMA Designated BFE)



# Assertion: 1300 CY of Fill from Aerification of Greens 2007-2019

# Vehicle Comparisons to Transport 1300 CY of Fill

- Dump truck @ 10 CY capacity = 130 loads
- Cement truck @ 8 CY capacity = 162 loads
- Core harvester cart @1.25 CY capacity = 866 loads
- **Fill assertion not realistic**

# Core (Plug) Volume Analysis – 5 Greens

- Total theoretical volume of cores =13.5 CY
  - Total green area X machine grid X volume of each core
- Assume reduction in volume = 10 CY
  - Cores are organic material & fall apart
- Theoretical total volume 2007-2019 = 240 CY
  - 10 CY X 2/yr. X 12 years
- Quadrant backed off 1300 CY fill estimate
  - Compared updated Existing Conditions map topo to more accurate 1998 Photogrammetric Survey with field verification
- **Glass Creek closed purchase Dec. 21, 2018**
  - **No cores left onsite 2019 & 2020**
  - **No actual knowledge of activities before purchase**

# Staff Report & Draft Conditions: Development in Floodway/Floodplain

- Development Services:
  - Applicant to meet all requirements of the floodplain development permit, including reviewers' conditions prior to final approval of the subdivision – pg. 14 Staff Report
  - Any alteration to the Boise River or the floodway will be required to comply with an approved floodplain development permit – pg. 15 Staff Report
  - No development shall occur in the floodway as identified in the adopted FIRM maps until a successful LOMA is obtained from FEMA – pg. 8 Potential Conditions of Approval
  - All improvement and operations shall comply with applicable local, state & federal requirements – pg. 9 Potential Conditions of Approval
- City Engineer:
  - Condition application on the approval of a LOMA by FEMA

# Project Review Steps

1. Comp Plan Land Use & Policies
2. Zoning & Development Standards
3. Preliminary Plat
4. Final Engineering
5. Improvement Plans
6. Final Plat

Less Detail

More Detail

**Final Plat to be in substantial conformance with Preliminary Plat. Adjustments allowed**

# Preliminary Plat Process Next Steps Before City Council Hearing

- Update Existing Conditions map to indicate 6500 CFS line at 2623 contour elevation
- Update Preliminary Plat & Landscape Plan for:
  - 6500 CFS line
  - 70’ building setback line
  - Front setback
  - Possible adjustment to lot widths
  - 10’ public access pathway removal

- **After Preliminary Plat approval:**
  - **Submit Floodplain Development Application, final engineering & geotechnical report**
  - **Submit FEMA application**

# Questions?