



Mary May, President  
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Kent Goldthorpe, Commissioner  
Dave McKinney, Commissioner

February 16, 2021

To: Hatch Design Architecture  
Jeff Hatch  
200 W. 36<sup>th</sup> Street  
Garden City, Idaho 83714

Subject: GCPP22-0001/ SUBFY2022-0002  
3900 N. Reed Street  
Honcik Townhomes Subdivision

The applicant is requesting approval of a planned unit development and preliminary plat for the Honcik Townhomes Subdivision to allow for the development of 6-residential lots for single-family townhomes on 0.377 acres. The existing home, garage and shed on site will be removed. This site is in the R-3 (Medium Density Residential) zoning district.

## A. Findings of Fact

### 1. Reed Street

- a. **Existing Conditions:** Reed Street is improved with 2-travel lanes, 26-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 30 to 34-feet of right-of-way for Reed Street (13 to 15-feet from centerline).
- b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter, and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant's Proposal:** The applicant is proposing to dedicate additional right-of-way to total 23.5-feet of right-of-way from the centerline of Reed Street abutting the site.

The applicant is proposing to improve Reed Street as half of a 33-foot wide local street section with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalks abutting the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 23.5-feet of right-of-way from the centerline of Reed Street and improve Reed Street as half of a 33-foot wide local street section with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalks abutting the site meets District policy and should be approved, as proposed.

The applicant should be required to provide a permanent right-of-way easement for any sidewalks located outside of the dedicated right-of-way. The permanent easement shall encompass the entire area between the right-of-way line to 2-feet behind the back edge of the sidewalk. If street trees are required than an 8-foot wide planter strip should be provided.

Staff notes Reed Street adjacent to the site is in the IFYWP for a sidewalk project. Also, the area is in the 2026 Chip-seal area.

## 2. Driveways

### 2.1 Reed Street

- a. **Existing Conditions:** There is an existing 16-foot wide unimproved driveway from the site onto Reed Street located approximately 24-feet south of the site's north property line.

**b. Policy:**

**Driveway Location Policy:** District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

**Successive Driveways:** District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

**Driveway Width Policy:** District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to close the existing 16-foot wide unimproved driveway from the site onto Reed Street with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk.

The applicant is proposing to construct and pave two shared curb return type driveways from the site onto Reed Street:

- The 22-foot wide driveway is located 36-feet south of the site's north property line.
- The 26'6-foot wide driveway is located 18-feet north of the site's south property line.

- d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway from the site onto Reed Street with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk meets District Policy and should be approved as proposed.

The applicant's proposal to construct two shared curb return type driveways from the site onto Reed Street meet District policy with the exception of the District's Driveway Width policy, which requires that where vertical curbs are required, residential driveways should be restricted to a maximum width of 20-feet. Consistent with ACHD policy, both driveways are restricted to a maximum width of 20-feet.

The applicant should be required to pave both proposed 20-foot wide shared driveways their full width and 30-feet into the site beyond the edge of pavement of Reed Street.

**3. Tree Planters**

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II

trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## B. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 23.5-feet from the centerline of Reed Street, as proposed.
2. Construct Reed Street as half of a 33-foot wide local street section with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalks abutting the site.
3. Provide a permanent right-of-way easement for any sidewalks located outside of the dedicated right-of-way. The permanent easement shall encompass the entire area between the right-of-way line to 2-feet behind the back edge of the sidewalk. If street trees are required than an 8-foot wide planter strip should be provided.
4. Close the existing 16-foot wide unimproved driveway located 24-feet south of the site's north property line with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk.
5. Construct one 20-foot wide shared, paved, curb return type driveway onto Reed Street located 36-feet south of the north property line.
6. Construct one 20-foot wide shared, paved, curb return type driveway onto Reed Street located 18-feet north of the south property line.
7. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
8. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
9. Comply with the Standard Conditions of Approval as noted below.

## C. Traffic Information

### Trip Generation

This development is estimated to generate 30 additional vehicle trips per day (10 existing); and 2 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

### Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
Reed Street	127-feet	Local	N/A

\*\* ACHD does not set level of service thresholds for local roadways.

### Average Daily Traffic Count (VDT): Average daily traffic counts are based on ACHD's most current traffic counts

- There are no current average daily traffic counts for Reed Street east of 40th Street.

## D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6171.

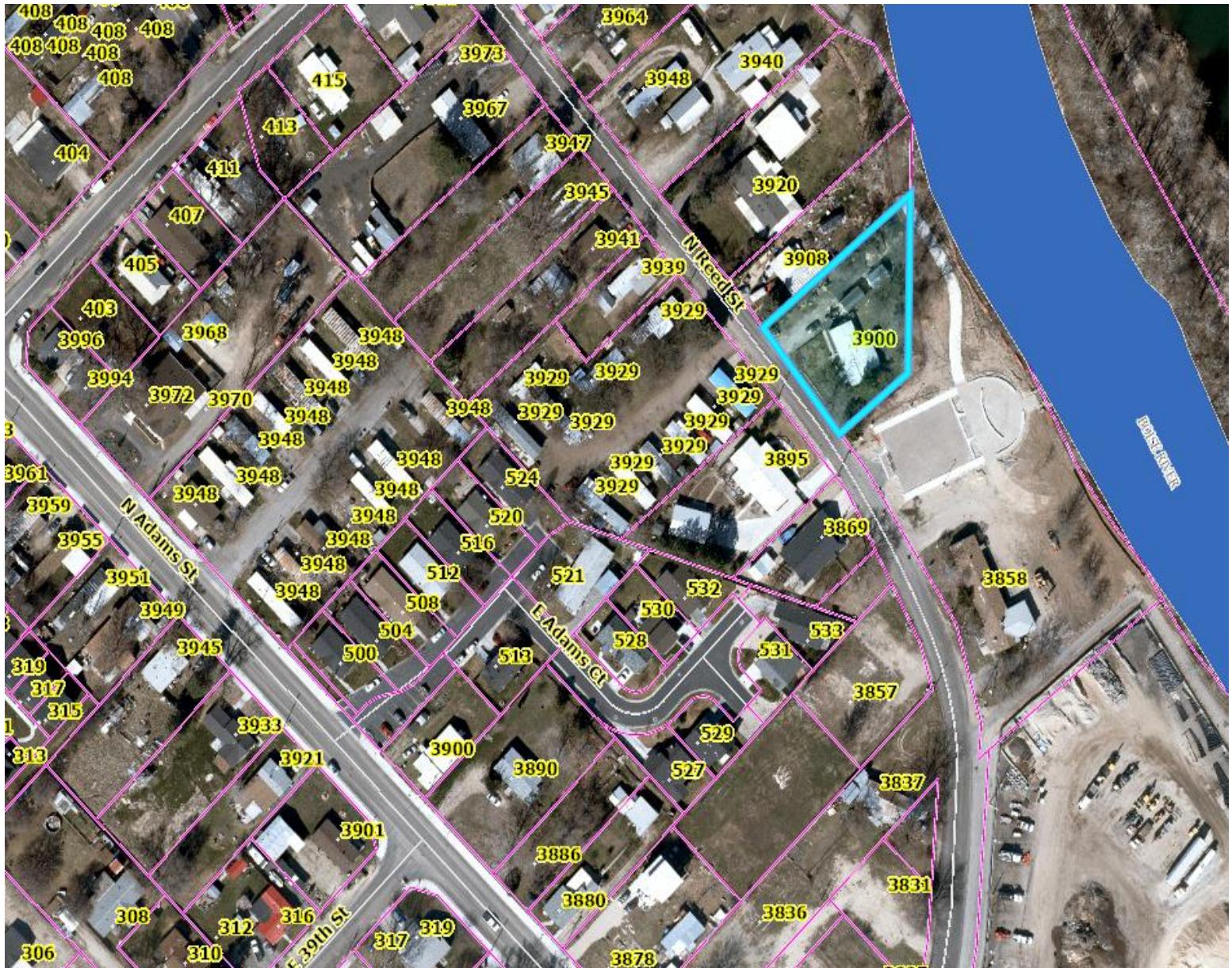
Sincerely,

A handwritten signature in cursive script that reads "Renata Ball-Hamilton".

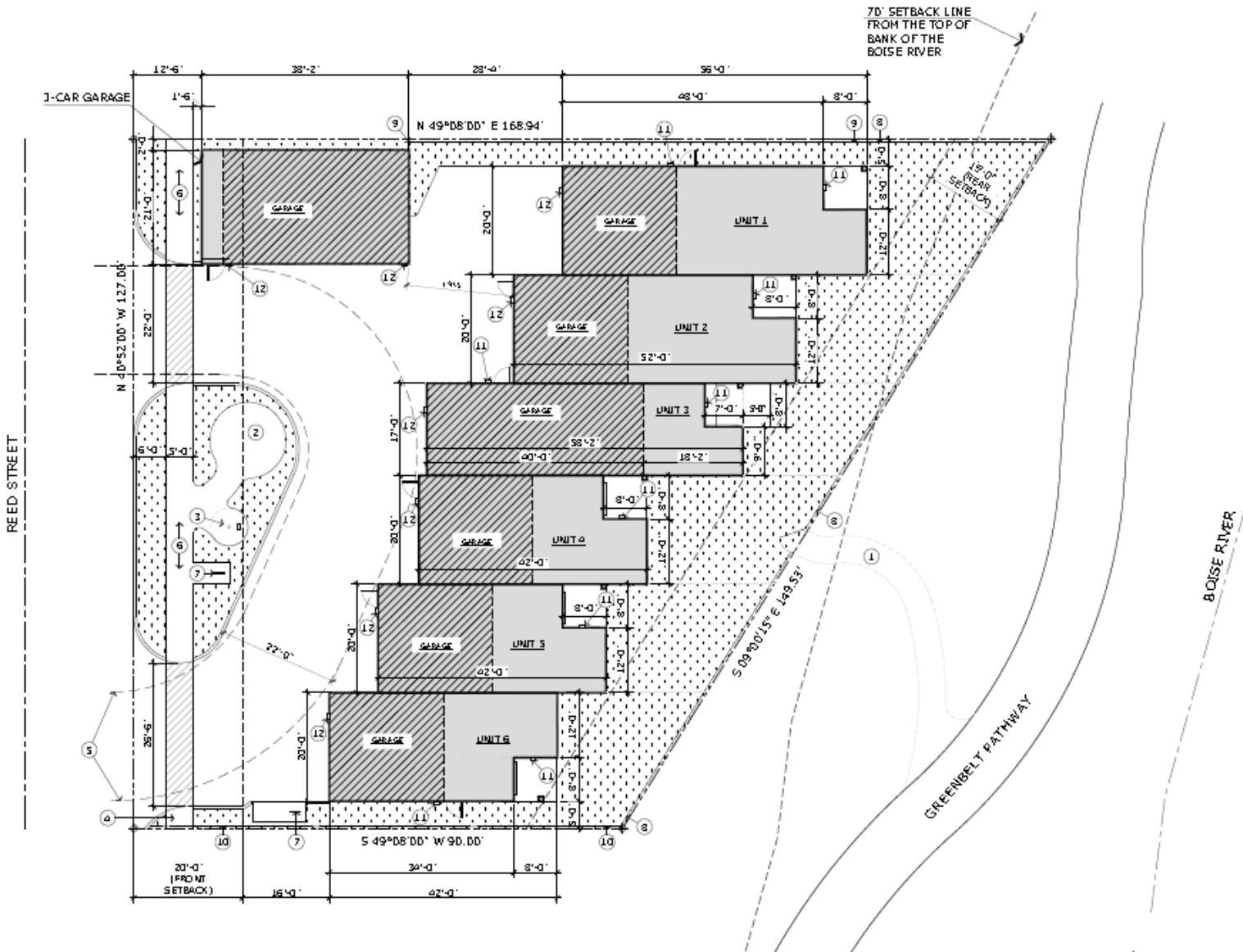
Renata Ball-Hamilton  
Planner I  
Development Services

cc: City of Garden City (Garden City Planning), Via Email  
Owner (David Honcik of Hondo Reed LLC), Via Email

# VICINITY MAP



# SITE PLAN



## 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.



## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.