



Mary May, President  
Alexis Pickering, Vice-President  
Jim D. Hansen, 2<sup>nd</sup> Vice President  
Kent Goldthorpe, Commissioner  
Dave McKinney, Commissioner

September 16, 2022

To: Kimley-Horn & Associates, Inc.  
Kelli Chiles & Nicolette Womack  
1100 W. Idaho Street  
Boise, Idaho 83702

Owner: Mark Russell  
967 E. Parkcenter Blvd, #227  
Boise, Idaho 83702

Subject: GCPP22-0005/ SUBFY2022-0005  
8373 Chinden Boulevard  
Chinden Townhomes

The applicant is requesting approval of a planned unit development, design review, and a preliminary plat application to allow for the development of a 77-lot residential subdivision consisting of 76-residential lots and 1 common lot to allow the construction of 76 single-family attached townhome units on 7 acres.

## A. Findings of Fact

### 1. State Highway US-20/26 / Chinden Boulevard

US-20/26/ Chinden Boulevard is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Garden City, and ITD should work together to determine if additional right-of-way or improvements are necessary on US-20/26/ Chinden Boulevard.

### 2. Coffey Street

a. **Existing Conditions:** Coffey Street is improved with 2-travel lanes, 28-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50 to 90-feet of right-of-way for Coffey Street (11 to 42-feet from centerline).

b. **Policy:**

**Commercial Roadway Policy:** District Policy 7208.2.1 states that the developer is responsible for improving all commercial 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 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.

- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

**Sidewalk Policy:** District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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.

- c. **Applicant's Proposal:** The applicant is proposing to improve Coffey as half of a 32-foot street section to include curb, gutter, and 6-foot wide planter strip and 5-foot wide detached concrete sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy and should not be approved as proposed.

The applicant should be required to improve Coffey Street as half of a 36-foot wide local commercial street section to include pavement widening, curb, gutter, and 5-foot wide attached or detached concrete sidewalk abutting the site. If attached sidewalks are constructed, then dedicate additional right-of-way to extend 2-feet behind the back of the sidewalk or 2-feet behind the back of curb for detached sidewalks. If Street trees are desired, then an 8-foot wide planter strip should be provided. A permanent right-of-way easement should be provided for detached sidewalks located outside of the dedicated right-of-way.

The applicant should be required to design and construct the improvements to maintain the existing centerline alignment of Coffey Street with Coffey Street on the north side of Chinden Boulevard/ US-20-26 across from the site.

This segment of Coffey Street is within the 2026 chipseal zone.

### 3. Driveways – Coffey Street

- a. **Existing Conditions:** There is an existing 30-foot wide paved shared driveway from the site onto Coffey Street located 305-feet south of Chinden Boulevard/ US-20-26 (measured centerline-to-centerline).
- b. **Policy:**  
**Driveway Location Policy:** District policy 7208.4.1 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/arterial or arterial street intersection.

**Successive Driveways:** District Policy 7208.4.1 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 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, 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.

**Driveway Design Requirements:** District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

- c. **Applicant's Proposal:** The applicant is proposing to reconstruct the existing 30-foot wide driveway as a 26-foot wide paved curb return type shared driveway from the site onto Coffey Street, located 305-feet south of US-20/26.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

#### 4. **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.

#### 5. **Landscaping**

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

### **B. Site Specific Conditions of Approval**

1. Widen Coffey Street to half of a 36-foot wide local commercial street section with pavement widening, vertical curb, gutter, and either a 5-foot wide attached or detached concrete sidewalk abutting the site.
2. If an attached sidewalk is constructed dedicate additional right-of-way to extend right-of-way to 2-feet behind back of sidewalk and or 2-feet behind the back of curb for a detached sidewalk. If street trees are desired, then an 8-foot wide planter strip is required.
3. Maintain the existing centerline alignment of Coffey Street with Coffey Street on the north side of Chinden Boulevard across from the site.
4. Reconstruct the existing driveway on Coffey Street, located 350-feet south of Chinden Boulevard/SU-20/ as a 26-foot wide paved, curb return type shared driveway, as proposed.

5. 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.
6. 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.
7. Comply with the Standard Conditions of Approval as noted below.

## C. Traffic Information

### Trip Generation

This development is estimated to generate 333 additional vehicle trips per day (221 existing); and 25 additional vehicle trips per hour in the PM peak hour (18 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
**US-20/26/ Chinden Boulevard	473-feet	Principal Arterial	1,511
Coffey Street	373-feet	(Commercial) Local	N/A

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

\*\* 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

- The average daily traffic count for SH-20/26/ Chinden Boulevard west of Coffey Street was 32,592 on April 18, 2018.
- There are no current traffic counts for Coffey 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,

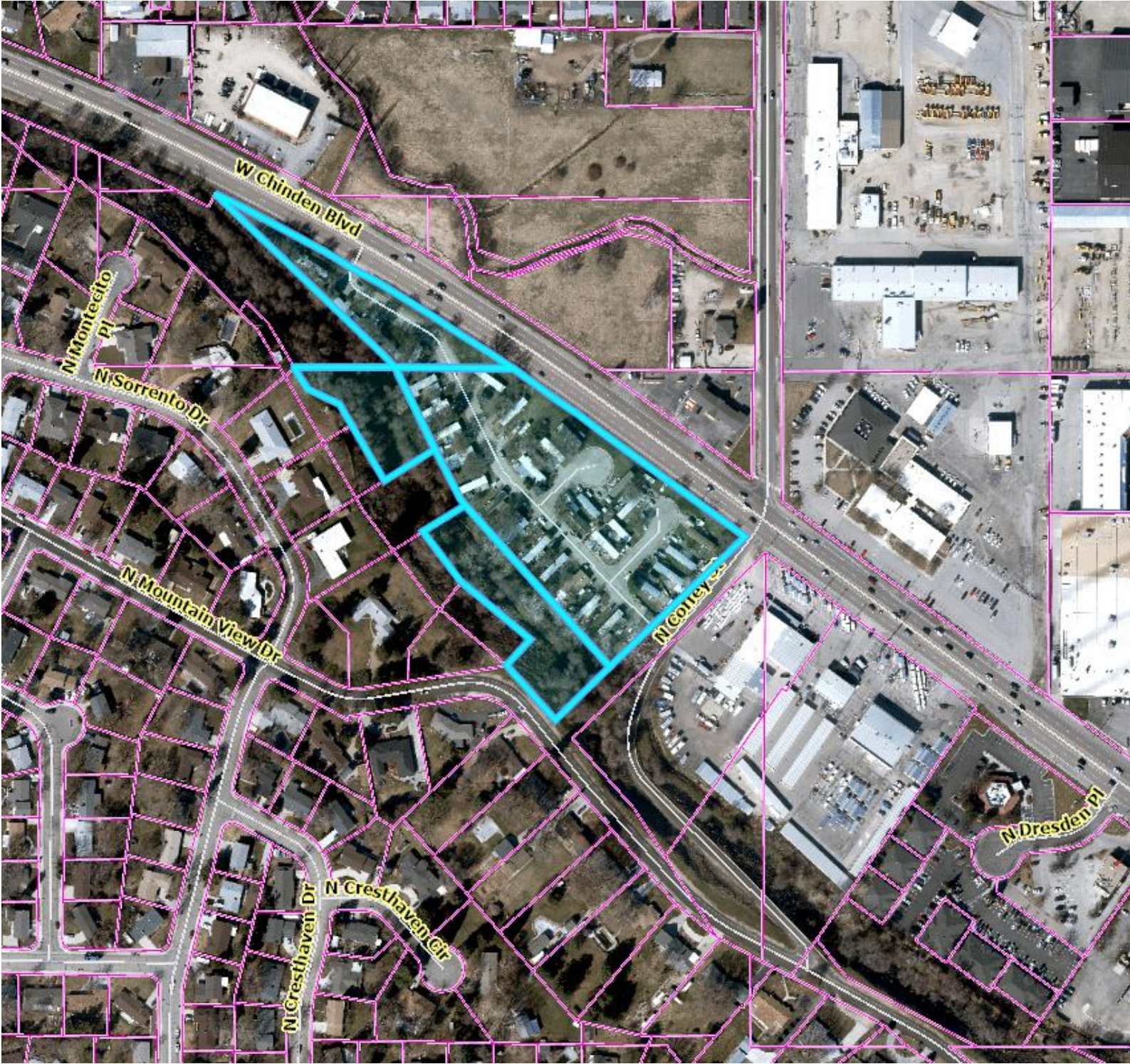
A handwritten signature in cursive script that reads "Renata Ball-Hamilton".

Renata Ball-Hamilton  
Planner  
Development Services

cc: City of Garden City (Garden City Planning), Via Email

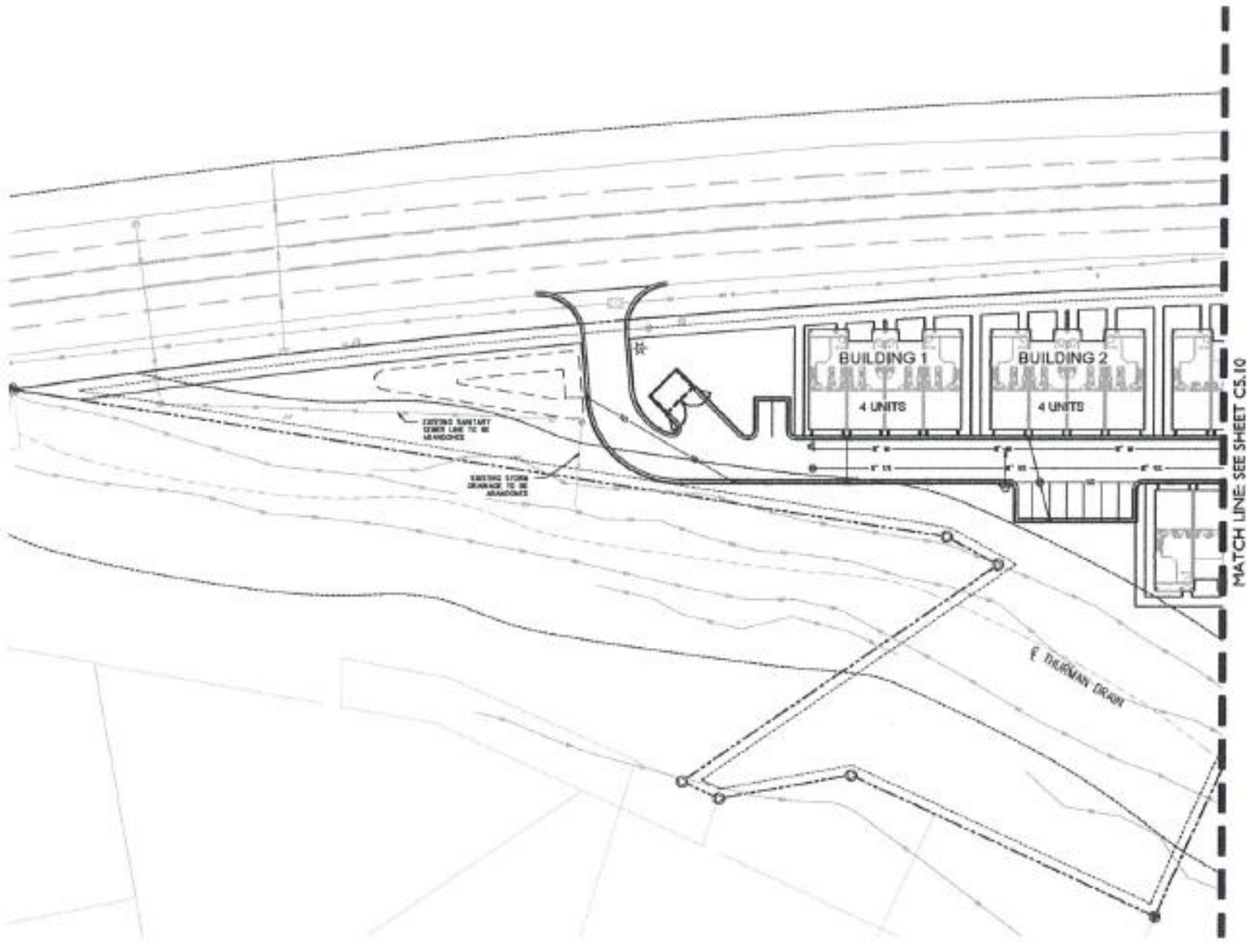


VICINITY MAP

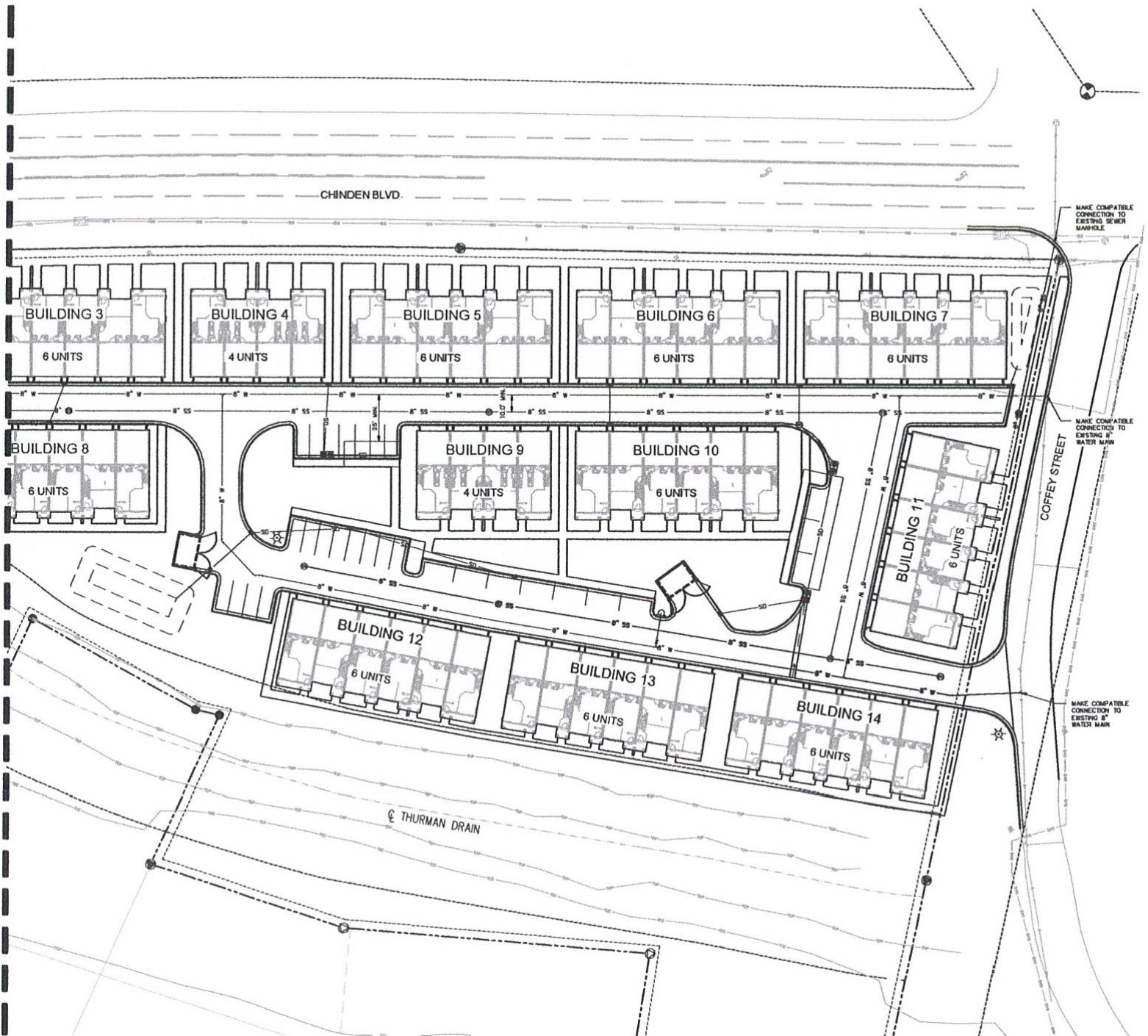




# SITE PLAN



# 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.