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From: **Joe Canning, PE/PLS**
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Date: 19 February 2022

Subject: **Energreen Development Company LLC
Watergarden Condominiums
Lot 29, Block 2 of Waterfront District – Easement Vacation
EASFY2022-0003**

Pages: 3

Media: Transmitted via E-mail

Status: **Comments Pending**

On behalf of Garden City, as the city engineer, we have completed our review of the application for the vacation of easements on the perimeter of Lot 29, Block 2 of Waterfront District Subdivision.

The information that our office received for review under this file number is comprised of the following:

1. Easement application
2. An affidavit of legal interest dated 8 February 2022

3. Letter from Matthew Parks dated 8 February 2022
4. Land description and exhibit map of proposed easement vacation stamped by Nathan J. Dang, PLS and dated 5 January 2022

Comments within this review are specific to our review and should not be considered all encompassing. Other reviews within the city and by other review agencies may occur.

Professional of Record

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

Our comments follow.

1. The application and sign-offs by easement holders need to be very clear on what and who is releasing what easement. As an example, the ACHD holds easements on the property that we presume are not being vacated. As another example, the city of Garden City has/needs easements to cover city infrastructure such as sewer services, water services and perhaps fire hydrants. We presume the vacation will not be a full release or easement rights or perhaps will only be a part of the land within the land description provided with the application. Please advise.
2. Perhaps the primary solution to the above comment may be to recreate the easement on the new plat and just acknowledge prior easements that were created before the platting of the Waterfront District. Please advise.
3. An easement vacation resolution by the city council will need to address existing easements that will not be vacated.

Please provide a written response to the above comments and any new information to city hall.