



Miranda Gold, President  
 Alexis Pickering, Vice-President  
 Kent Goldthorpe, Commissioner  
 Dave McKinney, Commissioner  
 Patricia Nilsson, Commissioner

Date: January 28<sup>th</sup>, 2025

To: KM Engineering, LLP

Staff Contact: Matt Pak, Planner

Project Description: Riverview Villas

Trip Generation: This development is estimated to generate 100 vehicle trips per day, 8 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

Proposed Development Meets	
All ACHD Policies	X
Requires Revisions to meet ACHD Policies	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

ACHD Planned Improvements	
IFYWP	X
CIP	

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	X
No	

*connecting you to more*



**Project/File:**        **Riverview Villas / GCPP25-0001 / SUBFY2025-0001**  
This is a preliminary plat and planned unit development application to allow for the development of a 14-lot subdivision, consisting of 12 single-family attached residential lots and 2 live/work lots on .7 acres.

**Lead Agency:**        Garden City

**Site address:**        606 E 43<sup>rd</sup> St

**Staff Approval:**      January 28<sup>th</sup>, 2025

**Applicant:**            KM Engineering, LLP  
5725 N Discovery Way  
Boise, ID 83713

**Staff Contact:**        Matt Pak  
Phone: 208-387-6171  
E-mail: [mpak@achdidaho.org](mailto:mpak@achdidaho.org)

**Report Summary:**

ACHD Planned Improvements .....2

Level of Service Planning Thresholds .....2

A. Site Specific Conditions of Approval .....3

B. Vicinity Map .....4

C. Site Plan .....5

D. Findings for Consideration .....6

E. Policy.....7

F. Standard Conditions of Approval .....9

G. Conclusions of Law.....10

Request for Appeal of Staff Decision .....10

## ACHD Planned Improvements

### 1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Adams Street is scheduled in the IFYWP as a community improvement project to improve the roadway with bicycle facilities, the filling of sidewalk gaps and traffic calming options from 49<sup>th</sup> Street to 37<sup>th</sup> Street with a construction year yet to be determined.
- Osage Street is scheduled in the IFYWP as a community improvement project to include pavement rehabilitation, storm drainage improvements and identify other improvements from 32<sup>nd</sup> Street to 46<sup>th</sup> Street with a construction year yet to be determined.
- The intersection of US 20/26 (Chinden Blvd) and 43<sup>rd</sup> Street is scheduled in the IFYWP as a community improvement project to include the installation of an enhanced pedestrian crossing in 2025.

## Level of Service Planning Thresholds

### 1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**43 <sup>rd</sup> Street	100-feet	Local	61	N/A

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

### 2. Average Daily Traffic Count (VDT)

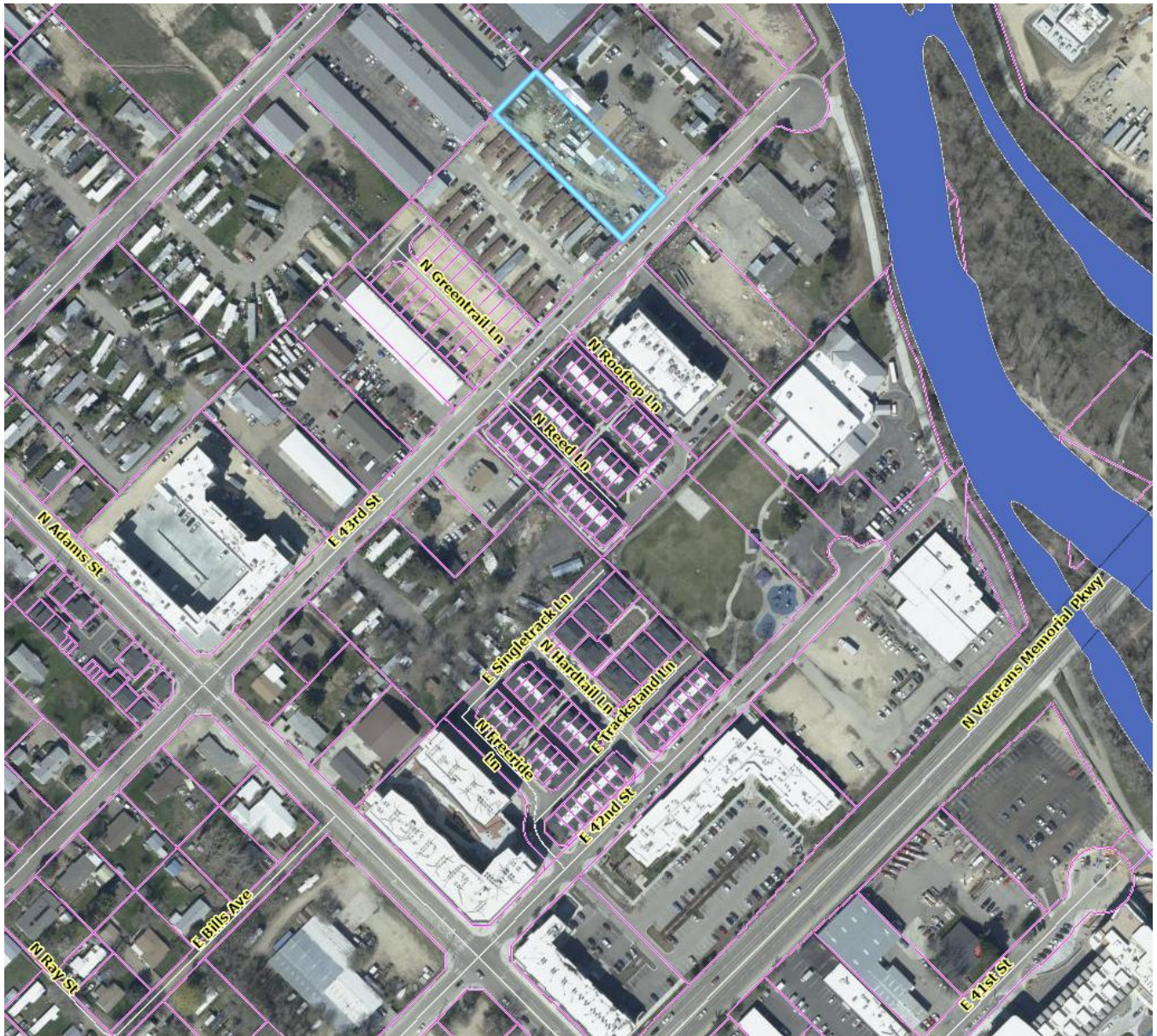
*Average daily traffic counts are based on ACHD's most current traffic counts.*

- The average daily traffic count for 43<sup>rd</sup> Street north of US 20/26 (Chinden Blvd) was 1,250 on February 2<sup>nd</sup>, 2023.

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

1. Repair or replace any damaged or deficient transportation facilities on 43<sup>rd</sup> Street abutting the site, as determined by ACHD staff, and consistent with the current version of PROWAG.
2. Close the existing 37-foot wide curb cut type driveway from the site onto 43<sup>rd</sup> Street, located 1,099-feet north of Adams Street, with curb, gutter and sidewalk.
3. Construct a 24-foot wide paved, curb return type driveway from the site onto 43<sup>rd</sup> Street located 1,073-feet north of Adams Street.
4. 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.
5. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
6. Comply with all Standard Conditions of Approval.

## B. Vicinity Map

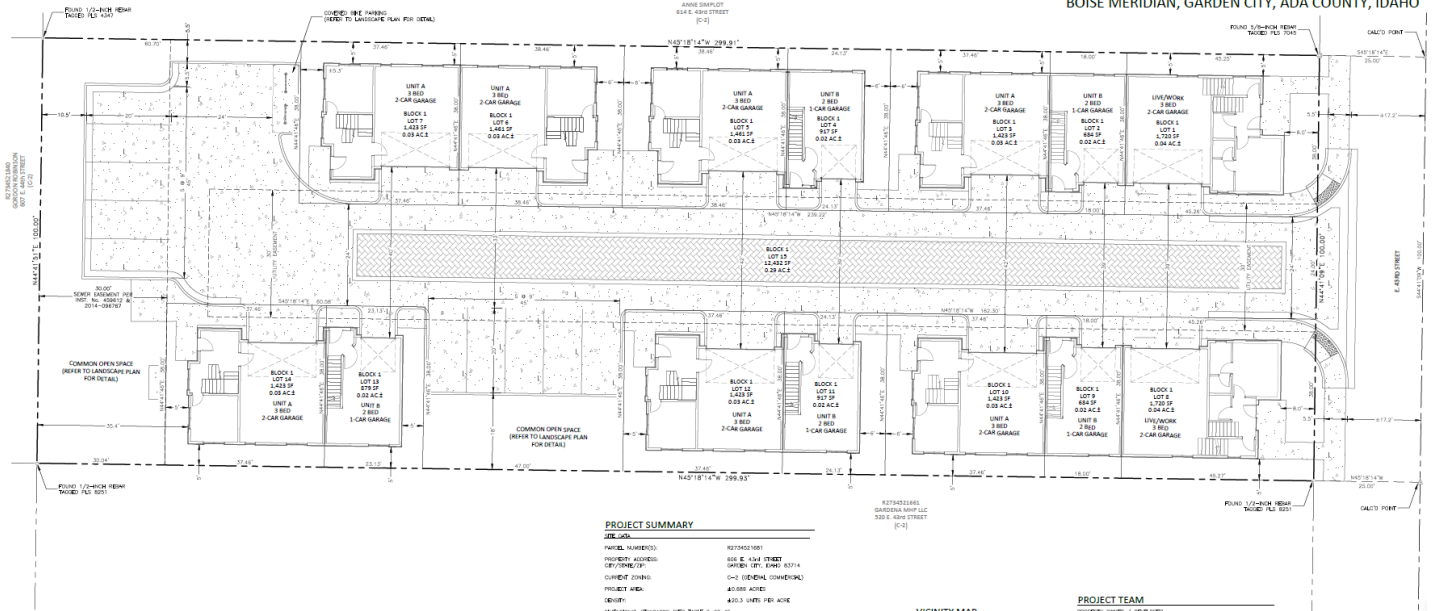




### C. Site Plan

**PRELIMINARY PLAT SHOWING  
RIVERVIEW VILLAS SUBDIVISION**

A RE-PLAT OF LOT 11, BLOCK 18 OF FAIRVIEW ACRES  
SUBDIVISION NO. 3 SITUATED IN THE SOUTHWEST 1/4  
OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST  
BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



PRELIMINARY PLAT NOTES

- [illegible]

SURVEY CONTROL NOTES

1. THIS SURVEY WAS ADJUSTED TO THE NAD83 (2011) EARTH REST STATE PLATE COORDINATE SYSTEM AND SCALED TO GROUND. ELEVATIONS SHOWN HEREIN ARE PER NAVD83 VERTICAL DATUM.
- UTILITIES**
- |        |                     |
|--------|---------------------|
| OWNER: |                     |
| WATER: | CITY OF GARDEN CITY |
| SEWER: | CITY OF GARDEN CITY |
| POWER: | ENHED POWER         |

## UTILITIES

OWNER:	CITY OF GARDEN CITY
SEWER:	CITY OF GARDEN CITY
POWER:	ISAND POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
REGULATION:	THURMAN HILL OTCH COMPANY

**LEGEND**

### LEGEND

 BOUNDARY LINE  
 ADJACENT BOUNDARY LINE  
 ROADWAY CENTERLINE  
 LOT LINE  
 EASEMENT LINE (AS NOTED)  
 PROPOSED CONCRETE  
 PROPOSED CONCRETE PAVING

## PROJECT SUMMARY

FILE DATA

PARCEL NUMBER(S):	R2734521001
PROPERTY ADDRESS:	606 E. 43rd STREET
CITY/TOWNSHIP:	GARDEN CITY, OHIO 43714
CURRENT ZONING:	O-2 (GENERAL COMMERCIAL)
PROJECT AREA:	10.689 ACRES
DENSITY:	120.3 UNITS PER ACRE

DEFINITIONAL STANDARDS (SEE TABLE 5-28-2)

FRONT SETBACK:	5'
REAR SETBACK:	5'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	5'
MAXIMUM LOT COVERAGE:	N/A
MINIMUM LOT AREA / DU:	N/A
MAXIMUM HEIGHT:	-

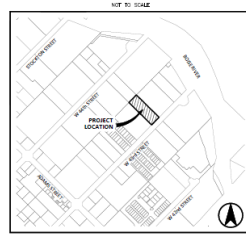
LIVE / WORK UNITS (2 UNITS)  
FLOOR 1: 143 SE DARTING 547 SE GARAGE

FLOOR 2:	947 SF DWELLING	177 SF GARAGE
FLOOR 3:	710 SF DWELLING	177 SF ROOF DECK
TOTAL:	2,040 SF DWELLING	2,784 SF TOTAL
UNIT A:	(7 UNITS)	
FLOOR 1:	292 SF DWELLING	430 SF GARAGE
FLOOR 2:	780 SF DWELLING	
FLOOR 3:	85 SF SF DWELLING	120 ROOF DECK
TOTAL:	1,767 SF DWELLING	2,377 SF TOTAL
UNIT B:	(5 UNITS)	
FLOOR 1:	93 SF DWELLING	367 SF GARAGE
FLOOR 2:	480 SF DWELLING	56 PAD
FLOOR 3:	486 SF DWELLING	
TOTAL:	1,069 SF DWELLING	1,512 SF TOTAL

TOTAL UNITS: 14 UNITS

PARKING PROVIDED:	
2 SPACES / UNIT	28 STALLS
0.5 SPACES / UNIT (>10)	6 STALLS
0.5 SPACES / UNIT (<10)	6 STALLS
TOTAL SPACES PROVIDED:	33 STALLS
PARKING PROVIDED:	
STANDARD (7'x20')	10 STALLS
BARREL (11'x20')	23 STALLS
TOTAL STALLS PROVIDED:	33 STALLS

### VICINITY MAP



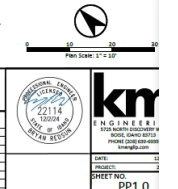
## PROJECT TEAM

**PROFESSIONAL COMPANY / FIRM NAME**  
NAME: BRITANNIA CONSULTING, LLC  
ADDRESS: 600 S. FEDERAL HWY, SUITE 100  
CITY/STATE/ZIP: BOONE, INDIANA 45715

**CONTACT**  
NAME: CLARKY KROHN & ASSOCIATES  
CONTACT: DAVID KROHN, JR.  
ADDRESS: 1027 N. WABASH STREET, SUITE 110  
CITY/STATE/ZIP: BOONE, INDIANA 45702  
PHONE: 208.340.0566  
EMAIL: dkrohn@dkrohn.com

**REGISTERED**  
NAME: BRYAN REGGOLD, P.E.  
CONTACT: BRYAN REGGOLD, P.E.  
ADDRESS: 517 N. WABASH STREET, SUITE 100  
CITY/STATE/ZIP: BOONE, INDIANA 45715  
PHONE: 208.339.6839  
EMAIL: breggold@breggold.com

## RIVERVIEW VII LAS SUBDIVISION

[illegible]

## **D. Findings for Consideration**

### **1. 43<sup>rd</sup> Street**

- a. Existing Conditions:** 43<sup>rd</sup> Street is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 50-feet of right-of-way for 43<sup>rd</sup> Street (30-feet from centerline).
- b. Applicant's Proposal:** The applicant is not proposing any additional dedication of right-of-way or frontage improvements to 43<sup>rd</sup> Street abutting the site.
- c. Staff Comments/Recommendations:** 43<sup>rd</sup> Street is fully improved, therefore no additional dedication of right-of-way or frontage improvements should be required as part of this application.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or deficient transportation facilities on 43<sup>rd</sup> Street abutting the site, as determined by ACHD staff, and consistent with the current version of PROWAG.

### **2. Driveways**

#### **2.1 43<sup>rd</sup> Street**

- a. Existing Conditions:** There is an existing 37-foot wide curb cut type driveway from the site onto 43<sup>rd</sup> Street, located 1,099-feet north of Adams Street.
- b. Applicant's Proposal:** The applicant is proposing to close the existing driveway with curb, gutter and sidewalk.  
  
The applicant is proposing to construct a 24-foot wide paved, curb return type driveway from the site onto 43<sup>rd</sup> Street, located 1,073-feet north of Adams Street.
- c. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

## **E. Policy**

### **1. Federal Accessibility Design Guidelines and Standards**

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

### **2. Minor Improvements**

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

### **3. Livable Street Performance Measures**

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

### **4. 43<sup>rd</sup> Street**

**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.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-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 50-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.

## 5. Driveways

### 5.1 43<sup>rd</sup> Street

**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.

## 6. 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.

## 7. 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.

- 8. Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

## **F. 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, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements . The applicant's engineer should provide documentation of 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.

## **G. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

### **Request for Appeal of Staff Decision**

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

### **Request for Reconsideration of Commission Action**

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>