



CENTURION ENGINEERS, INC.

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To: **Garden City Planning**

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From: **Joe Canning, PE/PLS**
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Date: 22 February 2025

Subject: **Boise Bible College, Inc.
8695 West Marigold Street
Tax Parcel S05252336902
MLDFY2024-0001
Submittal Review #4**

Pages: 3

Status: **Comments 5 and 8 Pending**

The following is to be directed to the application's land surveyor.

On behalf of Garden City, as the city engineer, we have completed our fourth review of the submittal of the subject survey. The pertinent submittal information we received was:

1. Comment response letter from Zachary Turner dated 4 February 2025
2. Proposed Restricted Build Agreement with exhibits

3. Land descriptions of Parcel 3 and 4 signed by Cody M. McCammon, PLS and dated 18 February 2025
4. Record of Survey signed by Cody M. McCammon, PLS and dated 18 February 2025

Our office does not necessarily perform a detailed review of the survey as it is the responsibility of the project's land surveyor to be sure the survey conforms to state of Idaho requirements for a land survey. We do review the survey to see if it contains the information necessary for the city, however other city staff may also have review comments.

Since we consider a Record of Survey for a Minor Land Division is a multiple division of land, comments recommending information beyond a typical Record of Survey may occur.

This application intends to create four parcels of land.

Underline text within the text below is specific to this review.

General Comments

1. How will the parcels be accessed? The only street frontage is via West Marigold Street. **The response letter indicates cross access easements will be created. Please provide copies of the proposed easements for review. Please note the city would not sign or finally approve the Record of Survey until the agreements are in place or ready to be in place. If Parcel 4 is not to be built upon, we still presume some access to the parcel is necessary. Please advise. Addressed - the use agreement must be recorded when appropriate. The applicant is responsible to complete this effort.**
2. Please fully define all easements by metes/bounds to fully identify them when they are not parallel to a boundary. **Resolved**
3. We note an easement to US West Communications (Instrument Number 9288785) in the title report. We do see an easement 9220497 on the survey (not mentioned in the title report), but do not see 9288785. Please provide information on the two easements. **Please provide the results of the work with CenturyLink when available. The comment response letter indicates the easements have been added to the ROS. However, the ROS copy that we received was not signed or dated by the professional land surveyor. The ROS needs to be sealed, signed and dated to be reviewed. Please provide a sealed, signed and dated version. Resolved**
4. For corporate signature, shouldn't Scott Lerwick's title be President? **Addressed**

5. We note the city's water/sewer easements on the property. Please provide a brief narrative on if and how all the parcels will have access to city water/sewer. The city needs to be sure that parcels are not created that cannot access city services. Additional easements/improvements may be necessary to complete the Minor Land Division. **As the Minor Land Division will create buildable parcels, this comment is under discussion with Public Works per the conditional "will serve" letter that was issued. This will need to be resolved prior to approval of the Minor Land Division.** *The response letter notes the agreement process that is underway with the city; however, the process is still in process as far as we know. Please provide a completed agreement. Additionally, the city may need assurances that the utility work will occur as service to the parcels relies on the installation of lines. The Minor Land Division is not a subdivision in the eyes of Idaho Code; therefore, sanitary restrictions do not apply.* We note a proposed Restricted Build Agreement (RBA) was included in the information provided. An RBA was created to allow subdivision final plats to move ahead for recording with most subdivisions on the city having conflicts with horizontal site work construction interfering with vertical building construction. In this case, the project is not a subdivision as defined by Idaho Code, but a land division by Record of Survey and subsequent recording of deeds. Additionally, we understand from e-mails received earlier this week, the sewer license agreement is still in process and being edited. Please advise on why an RBA is being requested? Please also comment on the status of the sewer license agreement.
6. We note the license agreement for storm water discharge to the Thurman Mill Canal. How will any rights under this agreement and its land served be impacted by the MLD? **Addressed**
7. We note an irrigation pump located in the southwest corner of the property. Will all the parcels be served by the system? If so, how will rights/obligations be created? **The response letter indicates a use agreement will be created to share the irrigation system. Please provide a copy of the agreement for review.** *For the purposes of our review, this comment is addressed - the use agreement must be recorded when appropriate. The applicant is responsible to complete this effort.*
8. New Comment: Per the city's requirements, the Certificate of City Engineer must read as follows: I, the undersigned, am the city engineer for the City of Garden City, Ada County, Idaho, and hereby approve this record of survey and that it is in conformance with Garden City Code. Please be sure the word "acting" is not included.

For Final City Approval

9. The survey must be recorded. Please provide a copy of the recorded survey to city staff. **Acknowledged**

10. The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff. *Acknowledged*
11. Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff. *Acknowledged*

Please provide a written response letter to remaining comments. Final approval of the survey will not occur until all the above comments have been addressed and the noted steps completed.