



## PLANNING SUBMITTAL FORM

Permit info: SUBFY2025-0003

Application Date: 6/16/2025 Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)

▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>Ian McLaughlin</u>	Name: <u>Christopher Hammerle &amp; Caleb Creagan</u>
Company: <u>Pivot North Architecture</u>	Company: <u>Soul34, LLC</u>
Address: <u>116 South 6th St.</u>	Address: <u>213 &amp; 215 E 35th St.</u>
City: <u>Boise</u>	City: <u>Garden City</u>
State: <u>Idaho</u> Zip: <u>83702</u>	State: <u>Idaho</u> Zip: <u>83714</u>
Tel.: <u>208.690.3108 ext. 717</u>	Tel.: <u>208.695.5595</u>
E-mail: <u>ian@pivotnorthdesign.com</u>	E-mail: <u>cwhammerle@gmail.com,</u> <u>calebcreagan@gmail.com</u>

### ACTION REQUESTED (check all that apply)

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Preliminary Plat Planned
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Unit Development ( <b>PUD</b> )
<input type="checkbox"/> Code or Plan Amendment	<input type="checkbox"/> Flood Plain Dev	<input type="checkbox"/> MFP Setback Reduction
<input type="checkbox"/> Specific Area Plan	<input type="checkbox"/> Variance	<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> Conditional (special) Use Permit	<input type="checkbox"/> Rezone	<input type="checkbox"/> Other
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Minor PUD	
<input type="checkbox"/> Easement/Vacation of Easement	<input checked="" type="checkbox"/> Minor Land Division	
	<input type="checkbox"/> Ability to Serve <u>CUP, DSR or SUB if applicable</u>	

### PROPERTY INFORMATION

Site Address: 213 & 215 E 35th St

Subdivision Name: <u>Shavasana Urban Living</u>	Lot: <u>28 &amp; 27</u>	Block: <u>31</u>
Tax Parcel Number: <u>R2734540790 &amp; R2734540770</u>	Zoning: <u>C-2</u>	Total Acres: <u>0.34</u>
Proposed Use: <u>Residential</u>	Floodplain: YES <u>NO</u>	

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

06.16.2025  
Signature of the Applicant (date)

06/16/25  
Signature of the Owner (date)



## LAND DIVISION

Permit info: SUBFY2025-0003

Application Date: 6/16/2025 Rec'd by: CW

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6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
208.472.2926 (FAX) ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

### CONTACT INFORMATION

#### APPLICANT

Name: Pivot North Architecture  
Email: [ian@pivotnorthdesign.com](mailto:ian@pivotnorthdesign.com)  
Phone: 208.690.3108 ext. 717

Address: 116 South 6th St., Boise, ID 83702

#### OWNER

Name: SOUL34, LLC  
Email: [cwhammerle@gmail.com](mailto:cwhammerle@gmail.com), [calebcreagan@gmail.com](mailto:calebcreagan@gmail.com)  
Phone: 208.695.5595

Address: 213 & 215 E 35th St., Garden City, ID 83714

### PROPERTY INFORMATION

Subdivision/Project Name:  
[Shavasana Urban Living](#)

Site address:

[213 & 215 E 35th St., Garden City, ID 83714](#)

Description of Existing Use(s):  
[None](#)

Description of Surrounding Uses:  
[Residential & Commercial](#)

### APPLICATION INFORMATION

☒ Minor Land Division ☒ Preliminary Plat ☒ Planned Unit Development  
☐ Combined Preliminary/Final Plat ☐ Final Plat ☐ Condominium

If final plat have there been any changes since the preliminary plat? Y/ N [NA](#)

Number of residential lots [6](#) Number of commercial lots [0](#) Number of mixed use lots [0](#)

Number of common lots [1](#) Square feet of common open space [2,500 sf](#)

Are any improvements planned within the common open space area? If so, specify.

[Community gathering area](#)

What public services and facilities are required for this development? \_\_\_\_\_ Fire Protection \_\_\_\_\_ Police Protection ☒ Water ☒ Sewer ☒ Drainage \_\_\_\_\_ Streets \_\_\_\_\_ Schools

What housing types are proposed? MARK ALL THAT APPLY

Single Family \_\_\_\_\_ Condos \_\_\_\_\_ Townhomes ☒ Live/Work \_\_\_\_\_  
Manufactured/ Mobile Homes \_\_\_\_\_ N/A \_\_\_\_\_

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. [NO](#)

Is the project within the Floodplain? [NO \(site is currently in Zone X of the FEMA FIRM maps\)](#)

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? [NO](#)

See the Compliance Letter for additional responses to the questions below.

**What is the effect of this site development on roadways and traffic conditions?**

**Are there new roads proposed/required?** NO

**Are there new ingress/egress being proposed?** YES

**How has off-street parking and loading been arranged and sized to prevent traffic congestion?**

**How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?**

**Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?** YES

**What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?**

**What is the effect of this site development on the adequacy of storm and surface water facilities?**

**How will the design create a sense of place (usable open space, public art, visual focus points)?**

**How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?**

**What type of water will be used for landscaping?** \_\_\_\_\_Irrigation – Non-Potable  
\_\_\_\_\_Irrigation – Potable \_\_\_\_\_City Water System

**Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?**

**What sustainable concepts have been incorporated into the design?**

## APPLICATION INFORMATION REQUIRED

### NOTE:

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

### **TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Planning Submittal Form   | <input checked="" type="checkbox"/> Compliance Statement |
| <input checked="" type="checkbox"/> Preliminary Title Report  | <input checked="" type="checkbox"/> Statement of Intent  |
| <input checked="" type="checkbox"/> Legal Description   | <input checked="" type="checkbox"/> Approved Sketch Plat |
| <input checked="" type="checkbox"/> Neighborhood Map  | <input checked="" type="checkbox"/> Trash Disposal Plan  |
| <input checked="" type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots)                               |  |
| <input checked="" type="checkbox"/> Subdivision Map   |  |
| <input checked="" type="checkbox"/> Site Plan   |  |
| <input checked="" type="checkbox"/> Landscape Plan  |  |
| <input checked="" type="checkbox"/> Schematic Drawings  |  |
| <input type="checkbox"/> Lighting Plan (See Waiver Request)   |  |
| <input checked="" type="checkbox"/> Topographic Survey  |  |
| <input checked="" type="checkbox"/> Grading Plan  |  |
| <input checked="" type="checkbox"/> Soils Report  |  |
| <input checked="" type="checkbox"/> Hydrology Report  |  |
| <input checked="" type="checkbox"/> Engineering Drawings and Specifications   |  |
| <input checked="" type="checkbox"/> Natural Hazard and Resources Analysis   |  |
| <input checked="" type="checkbox"/> Dedications and Easements   |  |
| <input type="checkbox"/> Covenants and Deed Restrictions (See Waiver Request)   |  |
| <input type="checkbox"/> Ability to Serve Letter (See Waiver Request)   |  |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification   |  |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest   |  |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 10 days before the hearing) (See Waiver Request)                |  |
| <input checked="" type="checkbox"/> Irrigation/Ditch Company Information Form   |  |
| NA <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan (See Waiver Request) |  |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials   |  |

### FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:

- ☐ Diagrammatic floor plans of the building or buildings built or to be built in Sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- ☐ A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

### INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- ☒ Statement must include a list of the application materials to be waived and an explanation for the request.

### INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- ☒ Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application



**INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):**

- ☒ Should include purpose, scope, and intent of project
- ☒ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

**INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):**

- ☒ Document confirming property has been purchased contingent to approvals by city and other agencies
- ☒ Document should confirm if there are liens on property and if there are other issues with title
- ☒ Document typically generated by lender or title company

**INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):**

- ☒ A document legally describing the property.
- ☒ Must have Ada County instrument number or county seal inscribed.

**INFORMATION FOR SKETCH PLAT (PLEASE CHECK):**

- ☒ A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- ☒ Required for subs with 4 or more proposed lots

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):**

- ☒ 8 ½" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):**

- ☒ 30" x 42" minimum size
- ☒ Scale no less than one inch (1") to one hundred feet (100')
- ☒ The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- ☒ The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- ☒ The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- ☒ A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- ☒ Streets and public rights of way, including proposed street names and dimensions
- ☒ Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- ☒ Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- ☒ Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- ☒ Location of bicycle parking
- ☒ Location of existing and proposed street lights
- ☒ Location of existing and proposed pedestrian and bicycle pathways

**INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):**

- ☒ 24" x 36" size minimum
- ☒ Scale not less than 1" = 20'), legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☒ Adjacent public and private street right of way lines
- ☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☒ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☒ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☒ Driveways, access to public streets, parking with stalls, loading areas.
- ☒ Sidewalks, bike and pedestrian paths.
- ☒ Berms, walls, screens, hedges and fencing.
- ☒ Location and width of easements, canals, ditches, drainage areas.
- ☒ Location, dimensions and type of signs.
- ☒ Trash storage and mechanical equipment and screening.
- ☒ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☒ Log depicting square footage of impervious surface, building and landscaping
- ☒ Location and height of fences and exterior walls
- ☒ Location and dimensions of outdoor storage areas
- ☒ Location of utilities and outdoor serviced equipment and areas
- ☒ Location of any proposed public art
- ☒ Location of any proposed exterior site furniture
- ☒ Location of any exterior lighting
- ☒ Location of any existing or proposed signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):**

- ☒ 24" x 36" size minimum
- ☒ Scale the same as the site plan.
- ☒ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☒ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☒ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☒ Cross section through any special features, berms, and retaining walls.
- ☒ A plant list of the variety, size, and quantity of all proposed vegetation
- ☒ Log of square footage of landscaping materials corresponding to location

- ☒ Proposed storm water systems
- ☒ Locations and dimensions of open space

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):**

- ☒ 11" x 17" size minimum
- ☒ Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- ☒ Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- ☒ Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- ☒ Overall dimensions of all proposed structures
- ☒ Specifications on exterior surface materials and color
- ☒ Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):**

- See Waiver ☐ 11" x 17" size minimum
- ☐ Location, type, height, lumen output, and luminance levels of all exterior lighting
  - ☐ Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
  - ☐ Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):**

- ☒ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

**INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):**

- ☒ 11" x 17" size minimum
- ☒ Scale not less than one inch equals twenty feet (1" = 20')
- ☒ Two foot (2') contours for the entire proposal site
- ☒ One foot (1') contours for details, including all planimetric features
- ☒ Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- ☒ Existing easement and utility locations
- ☒ Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- ☒ Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- ☒ Proposed storm water systems

**INFORMATION FOR SOILS REPORT (PLEASE CHECK):**

- ☒ Prepared by a licensed engineer
- ☒ Report showing the nature, distribution, and strength of existing soil;
- ☒ Conclusions and recommendations for grading procedures

- ☒ Opinions and recommendations regarding the adequacy of the soil for the proposed development
- ☒ The design criteria for any corrective measures which are recommended

**INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):**

- ☒ Prepared by a licensed engineer
- ☒ Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- ☒ Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- ☒ For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- ☒ For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
  - a. A map indicating the on-site and off-site drainage applicable to the site
  - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
  - c. Location of all drainage easements, or drainage rights of way
- ☒ For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
  - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
  - b. The location of the present water channel
  - c. Any planned re-routing of waterways
  - d. All major drainage ways
  - e. Areas of frequent flooding
  - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

**INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):**

- ☒ Prepared by a licensed engineer
- ☒ The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- ☒ The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- ☒ For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

**INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):**

- ☒ Prepared by a licensed engineer
- ☒ The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- ☒ The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- ☒ For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
  - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
  - b. The location of all planned improvements including dams, dikes, and similar structures
  - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- ☒ The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- See Waiver ☐ The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER (PLEASE CHECK):

- See Waiver ☐ A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- ☒ Copy of notice sent to property owners within 300' of an applicable property
- ☒ List of notice recipients with names and addresses
- ☒ Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- ☒ A signed affidavit indicating legal interest in a property and application

See Waiver (to be provided once hearing is scheduled)

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS (PLEASE CHECK):

- ☐ A signed affidavit affirming that the required sign has been posted on the property ten (10) days before the hearing
- ☐ Photos (digital or print) of posted sign
- ☐ Photos of posted sign must be clear enough to read the text

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- ☒ Required if irrigation canal/irrigation ditch runs through property or along property lines

See Waiver

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- ☐ Required for commercial or mixed-use developments of two or more buildings
- ☐ Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:

- ☒ Site photo
- ☒ Location, configuration, dimensions, type of containers, and number of containers
- ☒ Refer to Republic Services Solid Waste Design Standards.



## PLANNED UNIT DEVELOPMENT APPLICATION

Permit info: SUBFY2025-0003

Application Date: 6/16/2025

Rec'd by: CW

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APPLICANT	PROPERTY OWNER
Name: Ian McLaughlin	Name: Christopher Hammerle & Caleb Creagan
Company: Pivot North Architecture	Company: Soul34, LLC
Address: 116 South 6th St.	Address: 213 & 215 E 35th St.
City: Boise	City: Garden City
State: Idaho Zip: 83702	State: Idaho Zip: 83714
Tel.: 208.690.3108 ext. 717	Tel.: 208.695.5595
E-mail: <a href="mailto:ian@pivotnorthdesign.com">ian@pivotnorthdesign.com</a>	E-mail: <a href="mailto:cwhammerle@gmail.com">cwhammerle@gmail.com</a> , <a href="mailto:calebcreagan@gmail.com">calebcreagan@gmail.com</a>


### PROPERTY INFORMATION

Site address: 213 & 215 E 35th St

Subdivision Name: Shavasana Urban Living	Lot: 28 & 27	Block: 31
Tax Parcel Number: R2734540790 & R2734540770	Zoning: C-2	Total Acres: 0.34
Proposed Use: Residential	Floodplain: YES	<u>NO</u>

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

  
Signature of the Applicant (date) 06.16.2025

  
Signature of the Owner (date) 6/16/25

## APPLICATION INFORMATION

If an application for a final plat, has there been any changes since the preliminary plat?  
Y/ N NA

Number of residential lots 6 Number of commercial lots 0 Number of mixed use lots 0 Number of common lots 1

Square feet of common open space 2,500 sf

Are any improvements planned within the common open space area? If so, specify.

Community gathering area

What public services and facilities are required for this development? \_\_\_\_\_ Fire Protection \_\_\_\_\_ Police Protection X Water X Sewer X Drainage \_\_\_\_\_ Streets \_\_\_\_\_ Schools

What housing types are proposed? MARK ALL THAT APPLY

Single Family \_\_\_\_\_ Condos \_\_\_\_\_ Townhomes X Live/Work \_\_\_\_\_

Manufactured/ Mobile Homes \_\_\_\_\_ N/A \_\_\_\_\_

Describe how this application provides a maximum choice of living environments by allowing a variety of housing and building types, and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements

See the Compliance Letter for additional responses to the questions below.

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain.

NO

Is the project within the Floodplain?

NO (site is currently in Zone X of the FEMA FIRM maps)

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses?

NO

What is the effect of this site development on roadways and traffic conditions?

See the Compliance Letter for additional responses to the questions below.

Are there new roads proposed/required?

NO

Are there new ingress/egress being proposed?

YES

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

See the Compliance Letter for additional responses to the questions below.

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

See the Compliance Letter for additional responses to the questions below.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

YES

What is the effect of this site development on the adequacy of storm and surface water facilities?

See the Compliance Letter for additional responses to the questions below.

How does this application use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets?

See the Compliance Letter for additional responses to the questions below.



See the Compliance Letter for additional responses to the questions below.

How does this project create a more useful pattern of open space and recreation areas; and, if proposed as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services?

How will the design create a sense of place (usable open space, public art, visual focus points)?

How does this application develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan?

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

How does this application establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns?

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

What type of water will be used for landscaping? \_\_\_\_\_Irrigation – Non-Potable  
\_\_\_\_\_Irrigation – Potable \_\_\_\_\_City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

What sustainable concepts have been incorporated into the design?

### **APPLICATION INFORMATION REQUIRED**

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

### **FOUR (1) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED**

<input checked="" type="checkbox"/> Preliminary Title Report	<input type="checkbox"/> Lighting Plan (See Waiver Request)
<input checked="" type="checkbox"/> Neighborhood Map	<input checked="" type="checkbox"/> Neighborhood Meeting Verification
<input checked="" type="checkbox"/> Subdivision Map	<input type="checkbox"/> Approved Addresses (See Waiver Request)
<input checked="" type="checkbox"/> Compliance Statement	<input type="checkbox"/> Covenants and Deed Restrictions (See Waiver Request)
<input checked="" type="checkbox"/> Statement of Intent	<input checked="" type="checkbox"/> Legal Description
<input type="checkbox"/> Ability to Serve/Will Serve Letter(See Waiver Request)	<input checked="" type="checkbox"/> Irrigation/Ditch Company Information Form
<input checked="" type="checkbox"/> Affidavit of Legal Interest	<input type="checkbox"/> Affidavit of Posting and Photos (Due 10 days before the hearing) (See Waiver Request)
<input checked="" type="checkbox"/> Master Plan	
<input checked="" type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Landscape Plan	
<input checked="" type="checkbox"/> Schematic Drawings	
<input checked="" type="checkbox"/> Topographic Survey	
<input checked="" type="checkbox"/> Grading Plan	
<input checked="" type="checkbox"/> Hydrology Report	
<input checked="" type="checkbox"/> Natural Hazard and Resources Analysis	





## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION FOR PRELIMINARY TITLE REPORT:**

- ☒ Document confirming property has been purchased contingent to approvals by city and other agencies
- ☒ Document should confirm if there are liens on property and if there are other issues with title
- ☒ Document typically generated by lender or title company

### **INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- ☒ 8 ½" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### **INFORMATION REQUIRED ON SUBDIVISION MAP:**

- ☒ 30" x 42" minimum size
- ☒ Scale no less than one inch (1") to one hundred feet (100')
- ☒ The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- ☒ The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- ☒ The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- ☒ A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- ☒ Streets and public rights of way, including proposed street names and dimensions
- ☒ Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- ☒ Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation
- ☒ Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- ☒ Location of bicycle parking
- ☒ Location of existing and proposed street lights
- ☒ Location of existing and proposed pedestrian and bicycle pathways

### **INFORMATION REQUIRED ON MASTER PLAN:**

- ☒ The master plan is a plan that includes narrative information and illustrations about the proposal
- ☒ The required narrative information shall be as follows:

- a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
- b. A range of square footage, density, site coverage, and locational distribution of land uses;
- c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
- d. Description of the amenities within the site including both natural and manmade
- e. Description of the general mass, scale, and character of the buildings
- f. Summary of general public facility requirements to serve the development; and
- g. Proposal for incorporation of existing structures in future development plans
- ☒ The required illustrative plans shall be as follows:
  - a. A map showing property dimensions and legal description
  - b. A map showing existing and proposed building footprints
  - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
  - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site area
- ☒ A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

**INFORMATION REQUIRED ON SITE PLAN:**

- ☒ 24" x 36" size minimum
- ☒ Scale not less than 1" = 20', legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☒ Adjacent public and private street right of way lines
- ☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☒ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☒ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☒ Driveways, access to public streets, parking with stalls, loading areas.
- ☒ Sidewalks, bike and pedestrian paths.
- ☒ Berms, walls, screens, hedges and fencing.
- ☒ Location and width of easements, canals, ditches, drainage areas.
- ☒ Location, dimensions and type of signs.
- ☒ Trash storage and mechanical equipment and screening.
- ☒ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☒ Log depicting square footage of impervious surface, building and landscaping
- ☒ Location and height of fences and exterior walls
- ☒ Location and dimensions of outdoor storage areas
- ☒ Location of utilities and outdoor serviced equipment and areas
- ☒ Location of any proposed public art

- ☒ Location of any proposed exterior site furniture
- ☒ Location of any exterior lighting
- ☒ Location of any existing or proposed signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- ☒ 24" x 36" size minimum
- ☒ Scale the same as the site plan.
- ☒ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☒ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☒ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☒ Cross section through any special features, berms, and retaining walls.
- ☒ A plant list of the variety, size, and quantity of all proposed vegetation
- ☒ Log of square footage of landscaping materials corresponding to location
- ☒ Proposed storm water systems
- ☒ Locations and dimensions of open space

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS :**

- ☒ 11" x 17" size minimum
- ☒ Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- ☒ Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- ☒ Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- ☒ Overall dimensions of all proposed structures
- ☒ Specifications on exterior surface materials and color
- ☒ Sample materials (as determined by the staff)

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

- ☒ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

**INFORMATION REQUIRED ON GRADING PLAN:**

- ☒ 11" x 17" size minimum
- ☒ Scale not less than one inch equals twenty feet (1" = 20')
- ☒ Two foot (2') contours for the entire proposal site
- ☒ One foot (1') contours for details, including all planimetric features
- ☒ Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- ☒ Existing easement and utility locations
- ☒ Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces

- ☒ Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- ☒ Proposed storm water systems

**INFORMATION FOR HYDROLOGY REPORT:**

- ☒ Prepared by a licensed engineer
- ☒ Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- ☒ Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- ☒ For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- ☒ For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
  - a. A map indicating the on-site and off-site drainage applicable to the site
  - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
  - c. Location of all drainage easements, or drainage rights of way
- ☒ For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
  - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
  - b. The location of the present water channel
  - c. Any planned re-routing of waterways
  - d. All major drainage ways
  - e. Areas of frequent flooding
  - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

**INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS:**

- ☒ Prepared by a licensed engineer
- ☒ The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- ☒ The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- ☒ For subdivisions within a floodplain: Detailed information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
  - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
  - b. The location of all planned improvements including dams, dikes, and similar structures

- c. All planned diversions, alterations or rerouting of channels and drainage ways.

**INFORMATION FOR DEDICATIONS AND EASEMENTS:**

- ☒ The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

**INFORMATION FOR COVENANTS AND DEED RESTRICTIONS:**

- See Waiver** ☐ The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

**INFORMATION FOR WILL SERVE LETTER:**

- See Waiver** ☐ A document from the City Engineer certifying that a property has adequate access to city services.

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- ☒ Statement must include a list of the application materials to be waived and an explanation for the request.

**INFORMATION REQUIRED ON COMPLIANCE STATEMENT:**

- ☒ Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

**INFORMATION FOR STATEMENT OF INTENT:**

- ☒ Should include purpose, scope, and intent of project
- ☒ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

**INFORMATION FOR LEGAL DESCRIPTION:**

- ☒ A document legally describing the property.
- ☒ Must have Ada County instrument number or county seal inscribed.

**INFORMATION FOR SKETCH PLAT:**

- ☒ A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- ☒ Required for subs with 4 or more proposed lots

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- ☒ 8 ½" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**See Waiver**

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- ☐ 11" x 17" size minimum
- ☐ Location, type, height, lumen output, and luminance levels of all exterior lighting
- ☐ Refer to Garden City Code 8-4A-6 for outdoor lighting requirements

- ☐ Location of municipal street lights

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:**

- ☒ Copy of notice sent to property owners within 300' of an applicable property
- ☒ List of notice recipients with names and addresses
- ☒ Sign-up sheet from meeting

**INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST:**

- ☒ A signed affidavit indicating legal interest in a property and application

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

- ☒ Required if irrigation canal/irrigation ditch runs through property or along property lines

See Waiver (to be provided once hearing is scheduled)

**INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS:**

- ☐ A signed affidavit affirming that the required sign has been posted on the property ten (10) days before the hearing
- ☐ Photos (digital or print) of posted sign
- ☐ Photos of posted sign must be clear enough to read the text

**Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:**

Issuing Agent: Pioneer Title Company of Ada County  
Issuing Office: 8151 W. Rifleman Street, Boise, ID 83704  
Issuing Office's ALTA® Registry ID: 0004915  
Loan ID Number:  
Issuing Office File Number: 872866  
Property Address: 208 East 34th Street, Garden City, ID 83714  
210 East 34th Street, Garden City, ID 83714  
212 East 34th Street, Garden City, ID 83714  
213 East 35th Street, Garden City, ID 83714  
215 East 35th Street, Garden City, ID 83714

**SCHEDULE A**

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company  
400 Second Avenue South  
Minneapolis, MN 55401  
Policy Number: LY-08334726  
Amount of Insurance: \$750,000.00 Premium: \$2,162.00  
Date of Policy: March 19, 2025 at 2:55PM

**1. The Insured is:**

Washington Trust Bank, its successors and/or assigns

**2. The estate or interest in the Land encumbered by the Insured Mortgage is:**

FEE SIMPLE

**3. The Title encumbered by the Insured Mortgage is vested in:**

SoUL34, LLC an Idaho Limited Liability Company

**4. The Insured Mortgage and its assignments, if any, are described as follows:**

A Deed of Trust to secure an indebtedness \$750,000.00 as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: March 19, 2025  
Grantor: Soul34, LLC, an Idaho limited liability company  
Trustee: Brad L. Williams, Attorney at Law  
Beneficiary: Washington Trust Bank  
Recorded: March 19, 2025  
Instrument No.: 2025-016887

**5. The Land is described as follows:**

See Exhibit A attached hereto and made a part hereof.

6. This policy incorporates by reference the endorsements designated below, adopted by the American Land Title Association as of the Date of Policy:

<input type="checkbox"/>	4	(Condominium)
<input type="checkbox"/>	4.1	
<input type="checkbox"/>	5-06	(Planned Unit Development)
<input type="checkbox"/>	5.1-06	
<input type="checkbox"/>	6	(Variable Rate)
<input type="checkbox"/>	6.2	(Variable Rate – Negative Amortization)
<input checked="" type="checkbox"/>	8.1	(Environmental Protection Lien) Paragraph b refers to the following state statutes: NONE
<input checked="" type="checkbox"/>	9-06	(Restrictions, Encroachments, Minerals)
<input type="checkbox"/>	13.1-06	(Leasehold Loan)
<input type="checkbox"/>	14	(Future Advance – Priority)
<input type="checkbox"/>	14.1	(Future Advance – Knowledge)
<input type="checkbox"/>	14.3	(Future Advance – Reverse Mortgage)
<input checked="" type="checkbox"/>	22-06	(Location) The type of improvement is a commercial building, and the street is as shown above.



**SCHEDULE B**

Policy Number: LY-08334726

**EXCEPTIONS FROM COVERAGE**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

**PART I**

1. General taxes for the year 2024, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2025.

Parcel No.: 06 [R2734540730](#)

Amount: \$1,694.00

General taxes for the year 2024, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2025.

Parcel No.: 06 [R2734540751](#)

Amount: \$1,326.88

General taxes for the year 2024, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2025.

Parcel No.: 06 [R2734540760](#)

Amount: \$1,411.82

General taxes for the year 2024, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2025.

Parcel No.: 06 [R2734540770](#)

Amount: \$1,326.92

General taxes for the year 2024, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2025.

Parcel No.: 06 [R2734540790](#)

Amount: \$1,326.92

2. General taxes for the year 2025, which are liens and are not yet due and payable.  
Parcel No.: 06 [R2734540730](#)  
Parcel No.: 06 [R2734540751](#)  
Parcel No.: 06 [R2734540760](#)  
Parcel No.: 06 [R2734540770](#)  
Parcel No.: 06 [R2734540790](#)
3. Real property taxes which may be assessed, levied and extended on any subsequent and/or occupancy roll with respect to improvements completed during the year which escaped assessment on the regular assessment roll, which are not yet due and payable.
4. Real property taxes which may be assessed, levied against this land and extended on any subsequent roll with respect property sold or constructed upon by the developer during the year which may have had an exemption applied and escaped assessment on the regular assessment roll, which are not yet due and payable. Said assessments will be prorated to the beginning of the quarter in which the land was sold or constructed upon by the developer in regards to removal of any exemptions, pursuant to IC 63-602Y.
5. Sewer charges and special assessments, if any, for the City of Garden City.  
Fax: (208) 472-2996  
No delinquencies appear of record.
6. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.  
District: Fairview Acres Water Users Association  
Ph: (208) 631-2017  
No delinquencies appear of record.
7. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.  
District: Thurman Mill Ditch  
Ph: (208) 323-1080  
No delinquencies appear of record.
8. Covenants, conditions, restrictions and easements as set forth on the plat.  
Name of Plat: Fairview Acres Subdivision No. 5  
Book/Page: [11/619](#)
9. Reservations contained in an instrument  
Document: Warranty Deed  
Dated: April 25, 1945  
Executed by: Don H. Eagleson and Edna M. Eagleson, husband and wife  
Recorded: April 28, 1945  
Instrument No.: [235758](#)
10. Reservations contained in an instrument  
Document: Corporation Warranty Deed  
Dated: December 3, 1951  
Executed by: Home Finance Co., Inc.  
Recorded: December 6, 1951  
Instrument No.: [325834](#)  
Affects: Lot 27 Blk 31

11. Reservations contained in an instrument  
Document: Corporation Warranty Deed  
Dated: March 12, 1953  
Executed by: Home Finance Co., Inc.  
Recorded: March 19, 1953  
Instrument No.: [343493](#)  
Affects: Lots 27, 28 and other property
12. Reservations contained in an instrument  
Document: Corporation Warranty Deed  
Dated: April 19, 1955  
Executed by: Home Finance Co., Inc.  
Recorded: May 5, 1955  
Instrument No.: [375482](#) in Book 401 Deeds at Page 530
13. Reservations contained in an instrument  
Document: Warranty Deed  
Dated: June 16, 1960  
Executed by: Home Finance Co., Inc.  
Recorded: June 28, 1960  
Instrument No.: [482191](#) in Book 482 Deeds Page 191  
Affects: Lot 27 and 28 Block 31
14. Reservations contained in an instrument  
Document: Corporation Warranty Deed  
Dated: June 6, 1960  
Executed by: Home Finance Co., Inc.  
Recorded: June 6, 1960  
Instrument No.: [509607](#) in Book 481 Deeds at Page 244  
Affects: Lot 28 in Block 1
15. Reservations contained in an instrument  
Document: Warranty Deed  
Dated: December 4, 1959  
Executed by: Home Finance Co., Inc.  
Recorded: December 4, 1959  
Instrument No.: [528243](#) in Book 528 Deeds at Page 243  
Affects: Lots 6 and 7 Block 31
16. All matters, rights, easements, interests or claims as disclosed by Record of Survey  
Survey No.: 11179  
Recorded: December 22, 2017  
Instrument No.: [2017-122359](#)
17. All matters, rights, easements, interests or claims as disclosed by Record of Survey  
Survey No.: 13053  
Recorded: September 15, 2021  
Instrument No.: [2021-135812](#)
18. All matters, rights, easements, interests or claims as disclosed by Record of Survey  
Survey No.: 13058  
Recorded: September 16, 2021  
Instrument No.: [2021-136479](#)

19. The Land described in this report or policy shall not be deemed to include any house trailer, mobile home or mobile dwelling on the subject property.
20. Unrecorded Leaseholds, if any, rights of parties in possession other than the vestees herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures.

## PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

1. N/A
2. None

END OF SCHEDULE B – PART II

**EXHIBIT A**

**PARCEL I:**

Lots 4 and 5 in Block 31 of Fairview Acres Subdivision No. 5, according to the plat thereof, filed in Book 11 of Plats at Page 619, records of Ada County, Idaho.

**PARCEL II:**

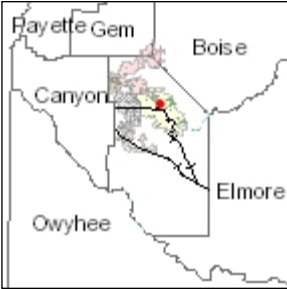
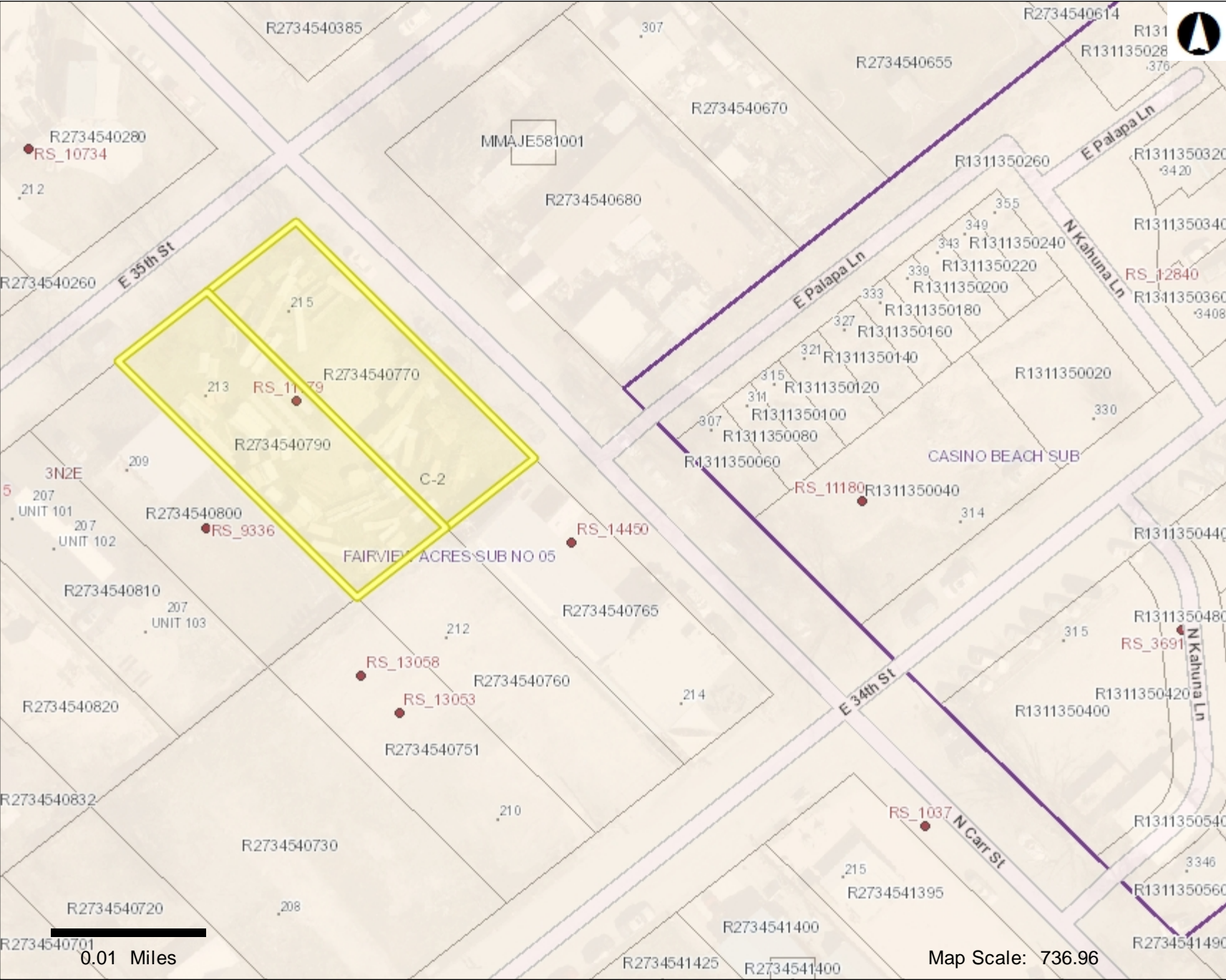
Lots 6 and 7 in Block 31 of Fairview Acres Subdivision No. 5, according to the plat thereof, filed in Book 11 of Plats at Page 619, records of Ada County, Idaho.

**PARCEL III:**

Lots 27 and 28 in Block 31 of Fairview Acres Subdivision No. 5, according to the plat thereof, filed in Book 11 of Plats at Page 619, records of Ada County, Idaho.

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



**Legend**

+

 Railroad

Roads (<2,000 scale)

<all other values>

Interstate

Ramp

Principal Arterial

Collector

Minor Arterial

Local

Parks

Alley

Driveway

Parks

Water

.

 Address

•

 Record of Survey

Subdivisions

Townships

Sections

Zoning

<all other values>

A

A

A-1

A-1CD-O

A-1DA

A-1HD-O

6/15/2025



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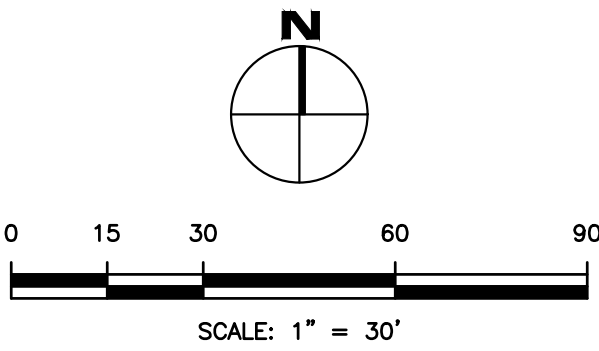
SHEET INDEX

PUD1.0 SUBDIVISION MAP  
SP1.0 CONCEPTUAL SITE/ENGINEERING PLAN  
GRD1.0 CONCEPTUAL GRADING PLAN

LEGEND

1  
SUBDIVISION BOUNDARY  
PUBLIC RIGHT-OF-WAY  
ROAD CENTERLINE  
PROPOSED LOT LINE  
PROPOSED SIDEWALK EASEMENT  
LOT NUMBER

PLANNED UNIT DEVELOPMENT FOR  
SHAVASANA URBAN LIVING SUBDIVISION  
LOCATED IN THE NE 1/4 OF SECTION 5  
TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN  
CITY OF GARDEN CITY, ADA COUNTY, IDAHO  
2025



**APPLICANT**

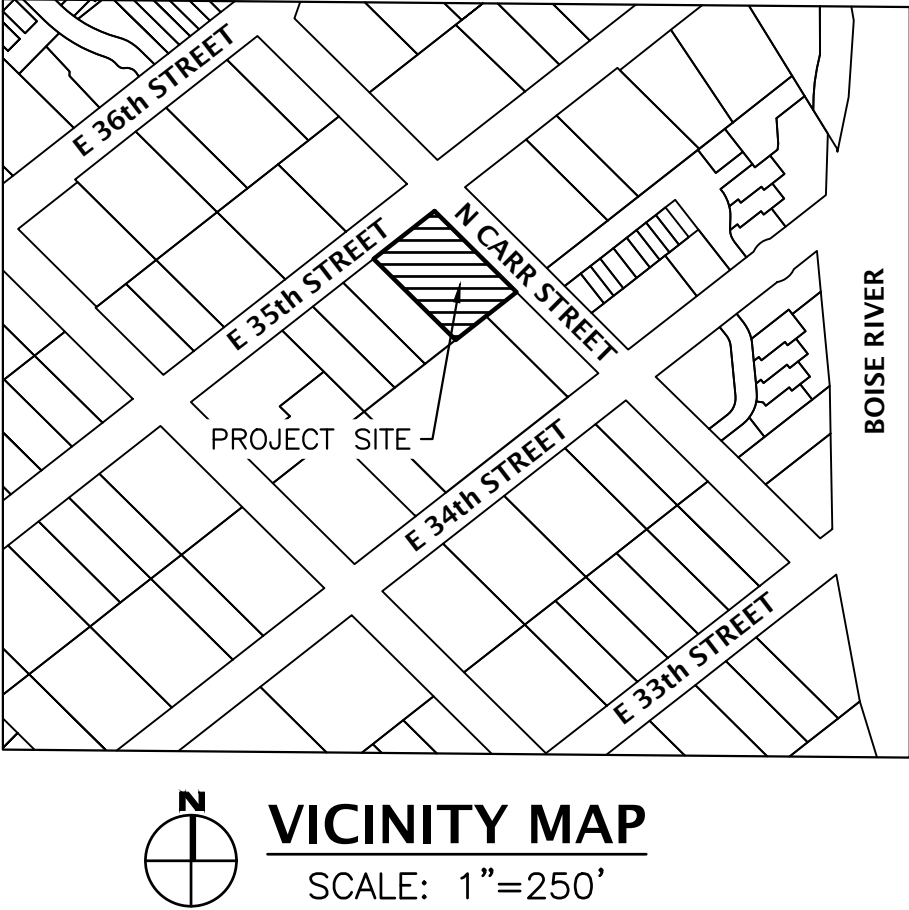
IAN McLAUGHLIN  
PIVOT NORTH ARCHITECTURE  
118 S. 6th STREET  
BOISE, ID 83702  
(208) 690-3108

**CIVIL ENGINEER**

CORINNE GRAHAM, PE  
CIVIL SITE WORKS LLC  
PO BOX 6059  
BOISE, ID 83707  
(208) 946-3874

**SURVEYOR**

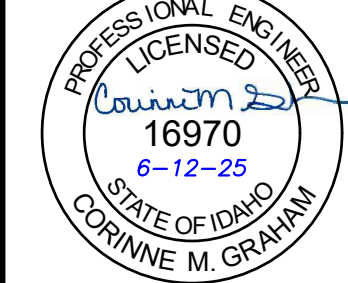
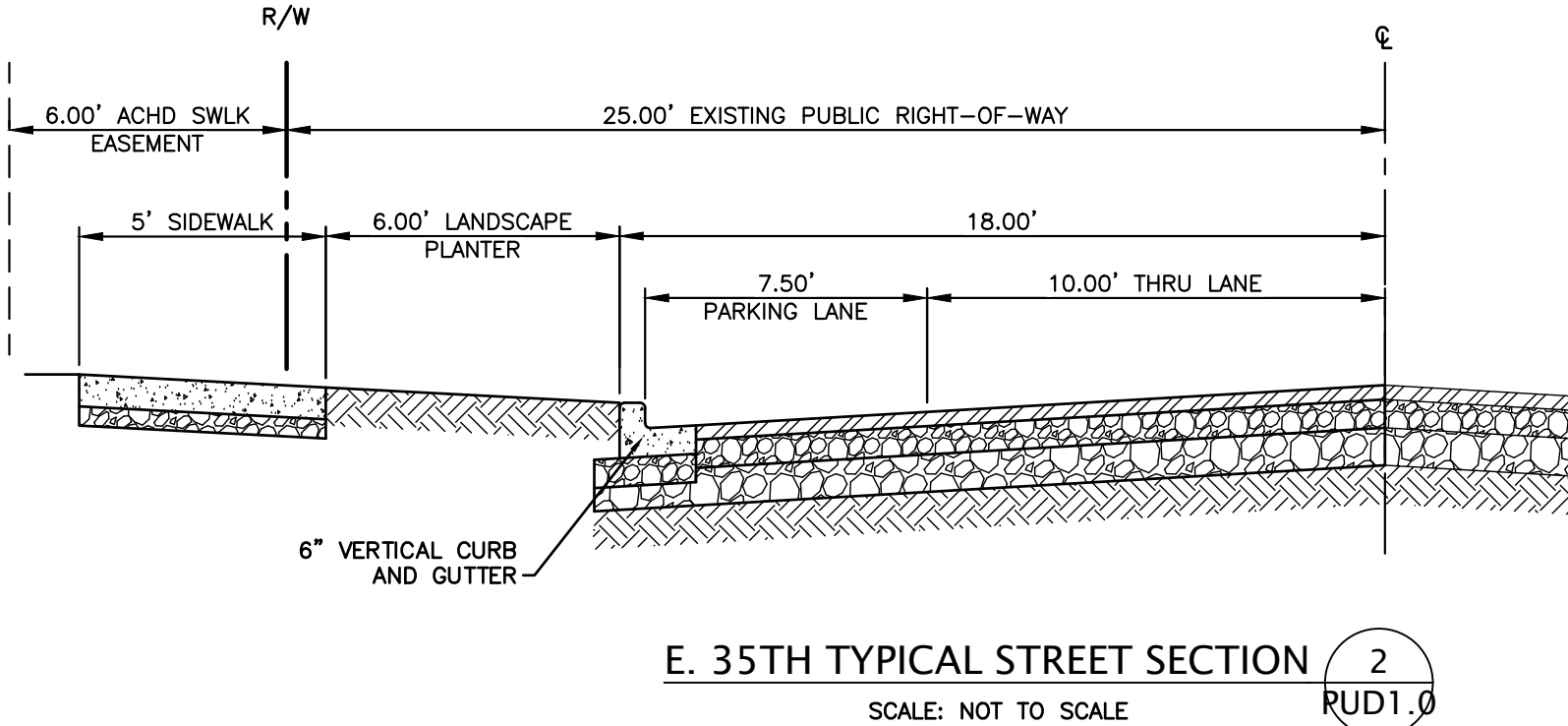
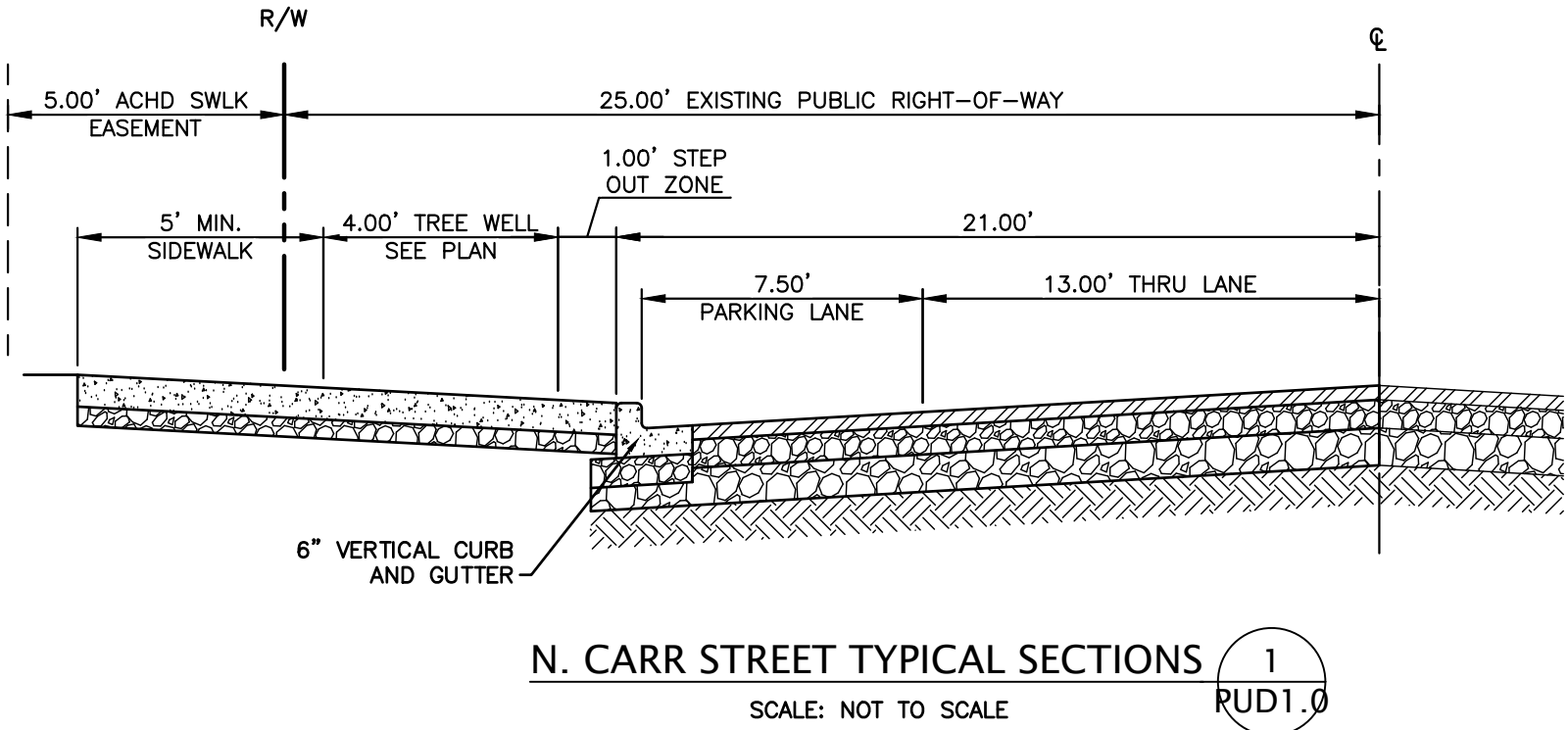
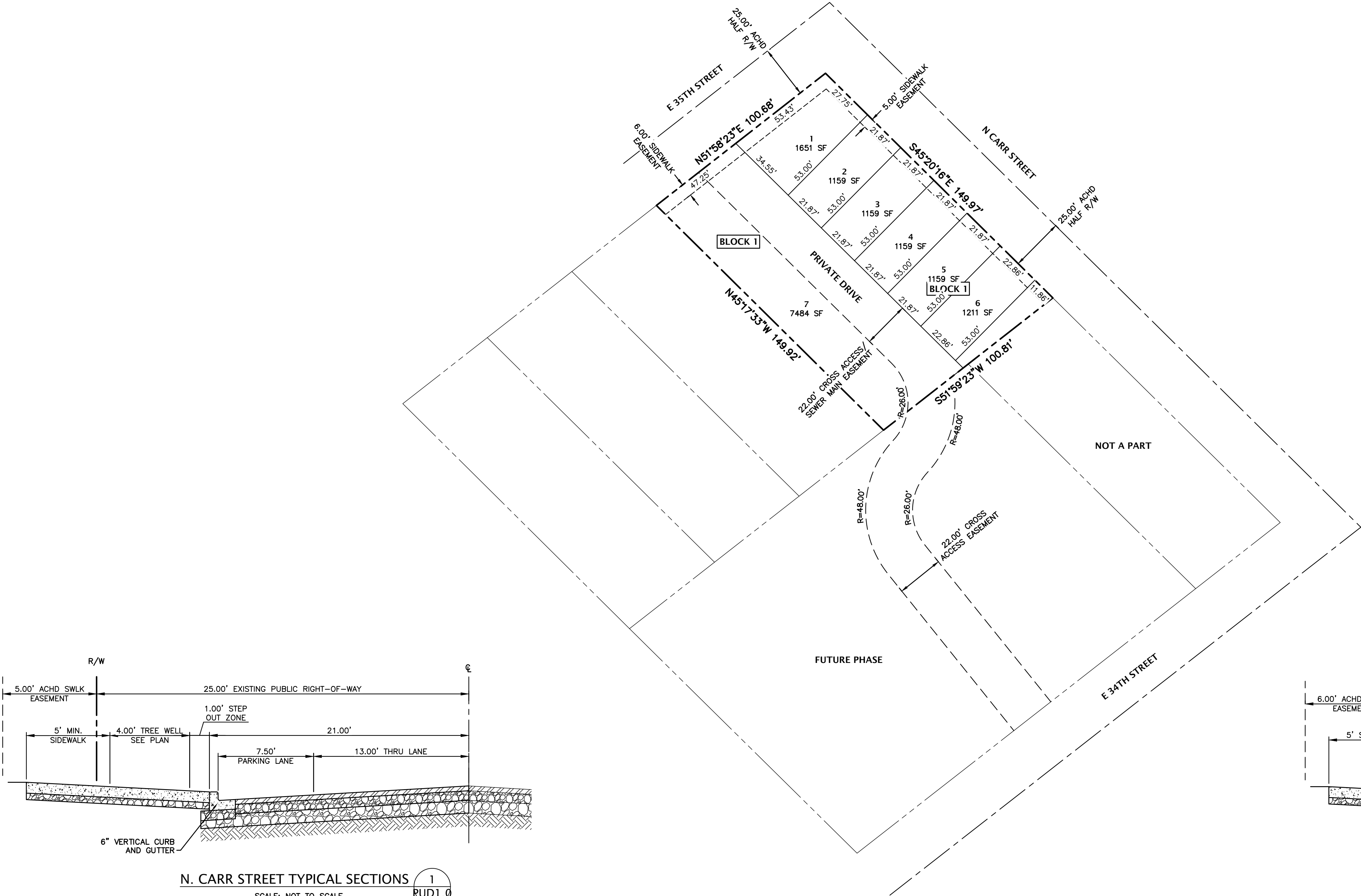
ERIC HOWARD, PLS  
JJ HOWARD LLC  
5983 W STATE STREET, STE D  
BOISE, ID 83703  
(208) 846-8937



LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	6	0.17
COMMON LOTS	1	0.17
TOTAL	7	±0.34

SITE DATA		
ADA COUNTY PARCEL #R2734540770/0790		
SITE AREA = ±0.34 ACRES		
CURRENT LAND USE ZONE: C-2 (GENERAL COMMERCIAL)		
PROPOSED LAND USE ZONE: C-2		
SETBACKS		
	C-2 ZONE SETBACKS	PROPOSED SETBACKS
SUBDIVISION BOUNDARY	5 FEET	5 FEET
INTERIOR LOT LINES	5 FEET	0 FEET

- NOTES**
- LOT 7 BLOCK 1 IS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION AND SHALL CONTAIN A PERPETUAL INGRESS/EGRESS EASEMENT.
  - LOT 7 CONTAINS A GARDEN CITY SANITARY SEWER MAIN EASEMENT AS SHOWN HEREON.



**CIVIL SITE WORKS**

PO BOX 6059  
BOISE, ID 83707  
cgraham@csengineering.com  
(208) 946-3874

REV. NO.	DESCRIPTION	DATE
DESIGNED:	C. GRAHAM	
DRAWN:	C. GRAHAM	
CHECKED:	C. GRAHAM	
APPROVED:	C. GRAHAM	

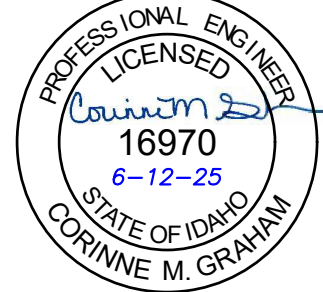
PREPARED FOR:  
SOUL34 LLC  
BOISE, ID

SHAVASANA URBAN LIVING SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
SUBDIVISION MAP

CSW PROJECT NO. 25005  
DRAWING DATE 06/12/2025

PUD1.0





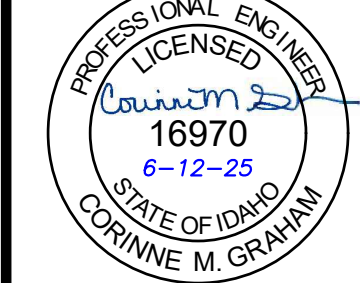
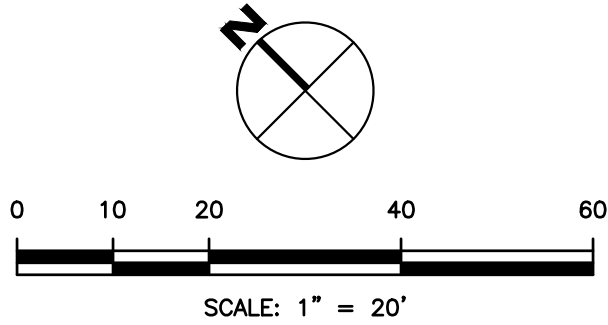
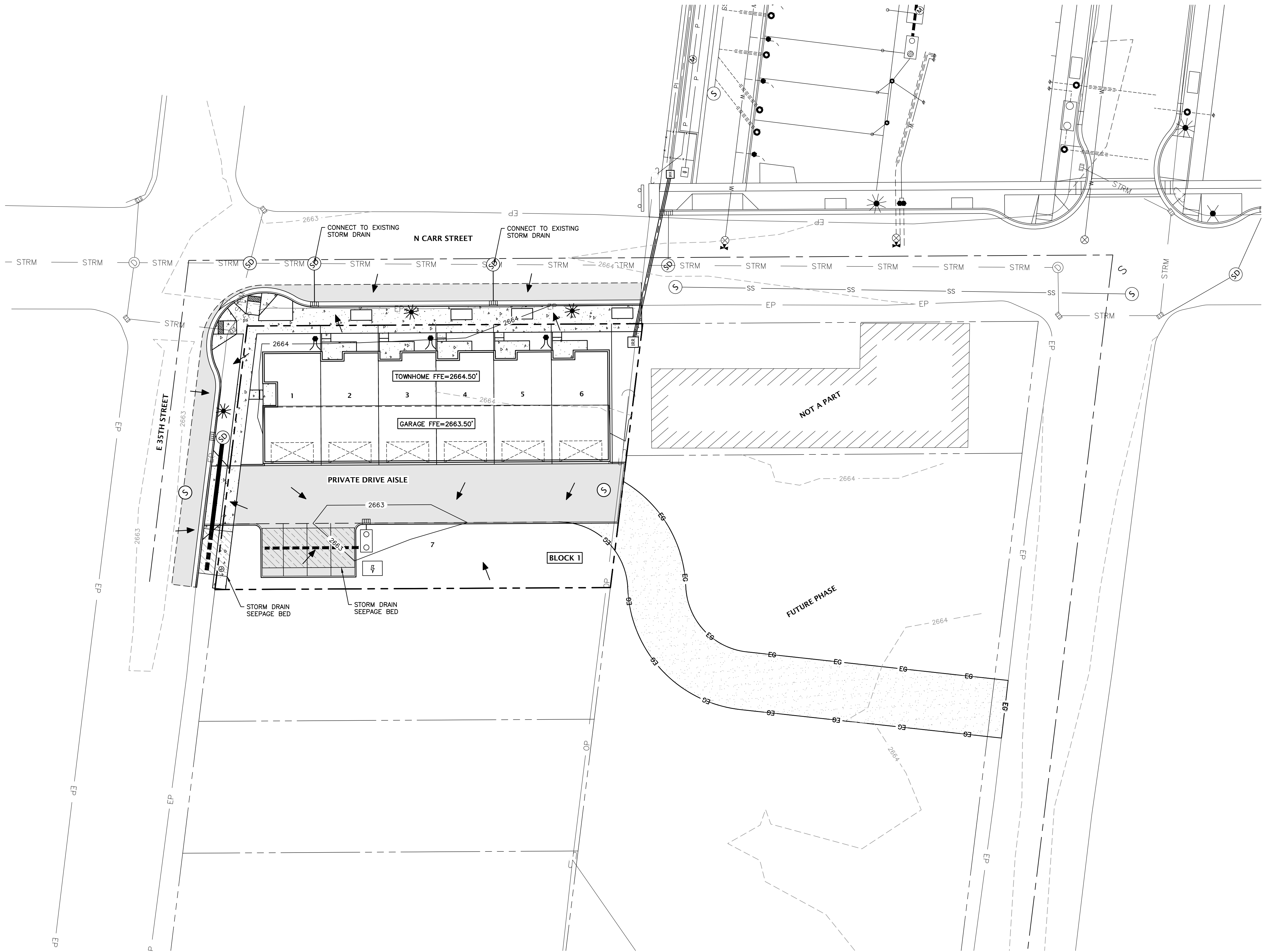
PO BOX 6059  
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DESIGNED:	C. GRAHAM	<div> <div>REV. NO.</div> <div>DESCRIPTION</div> <div>DATE</div> </div>
DRAWN:	C. GRAHAM	
CHECKED:	C. GRAHAM	
APPROVED:	C. GRAHAM	
<div>FILE NAME: 25005-C-SITE PLAN PP.DWG</div>		

SHAVASANA URBAN LIVING SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
CONCEPTUAL SITE/ENGINEERING PLAN

# SP1.0

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REV. NO.	DESCRIPTION	DATE
DESIGNED:	C. GRAHAM	
DRAWN:	C. GRAHAM	
CHECKED:	C. GRAHAM	
APPROVED:	C. GRAHAM	

PREPARED FOR:  
SOUL34 LLC  
BOISE, ID

**SHAVASANA URBAN LIVING SUBDIVISION**  
**PLANNED UNIT DEVELOPMENT**  
**CONCEPTUAL GRADING PLAN**

CSW PROJECT NO.	25005
DRAWING DATE	06/12/2025

**GRD1.0**



H  
C  
F  
E  
D  
C  
B  
A

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Garden City, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS

4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a ph of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not
- contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.

4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS

5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install  $\frac{3}{8}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.

5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH

6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS

7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.

7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION

8.1. Irrigation system shall be built to the following specifications:

8.2. Adhere to city codes when connecting to city water.

- 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
- 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
- 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
- 8.5. All remote control valves (including master control valve) to have flow control device.
- 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
- 8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
- 8.8. Use common trenching where possible..
- 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
- 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
- 8.11. Connect mainline to point of connection in approximate location shown on plan.
- 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
- 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
- 8.14. All drip irrigation to be buried 2" below finished grade.
- 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
- 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
- 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
- 8.18. If any discrepancies are found, then local codes shall prevail.

9. CONTRACTOR RESPONSIBILITIES

9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.

10. In the event of a discrepancy, notify the Landscape Architect immediately.

ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. "TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES", or 10' WITHIN A FIRE HYDRANT
4. "SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER ACHD REQUIREMENTS.

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER GARDEN CITY, ID

STREET BUFFER:

- \* 1 CLASS III OR II TREE PER 50 LINEAL FEET, PLUS ONE ADDITIONAL TREE PER EVERY STREET SIDE.

STREET NAME - LENGTH (LF, MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
CARR STREET - 164'	3 +1	4
35TH STREET - 114'	2 +1	3

PERIMETER LANDSCAPE REQUIREMENTS:

- (1) TREE FOR EVERY 50 LF OF PERIMETER LENGTH.

PERIMETER LENGTH (LF)	TREES REQUIRED (PER 30 LF)	TREES PROVIDED
145' (SW PROPERTY LINE)	3	3

GENERAL LANDSCAPE REQUIREMENTS:

- (1) TREE PER 1,000 SQ.FT. AND (1) SHRUB PER 150 SQ.FT.
- \* TREES MAY BE SUBSTITUTED FOR UP TO  $\frac{1}{2}$  OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR EVERY 10 SHRUBS AND VICE VERSA.

TOTAL LANDSCAPE AREA (SQ.FT.)	TREES REQUIRED / PROVIDED	SHRUBS REQUIRED / PROVIDED
2295 SQ.FT.	2 / 0 (SHRUB SUBSTITUTE)	15 / 35+
** CALCULATIONS SHOWN DO NOT INCLUDE BUFFER OR PARKING LOT AREAS.		

BIODIVERSITY REQUIREMENTS:

- \* 5-10: 2 SPECIES REQ, 11-30: 3 SPECIES REQ, 31-50: 4 SPECIES REQ, 50+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
17	3	3

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. MIN.

PROJECT SITE:



SHEET INDEX:

- LANDSCAPE PLAN:
- L100 : LANDSCAPE NOTES & CITY CODE

L101 : LANDSCAPE PLAN

L102 : LANDSCAPE DETAILS



(208) 345-0500  
404 S 8th St. #300A1  
Boise, ID 83702  
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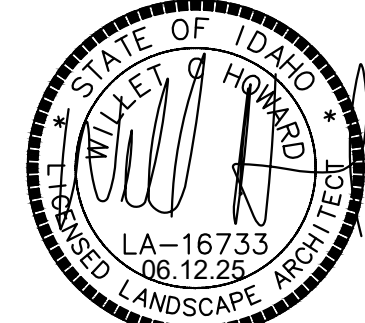
WILLET C HOWARD, PLA  
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SHAVASANA URBAN LIVING

213 E 35TH ST.  
BOISE, ID 83714

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO:	25-3236
DATE:	06.12.2025
DRAWN BY:	AH
CHECKED BY:	WH

DRAWING TITLE

LANDSCAPE  
NOTES & CITY  
CODE

SHEET NUMBER

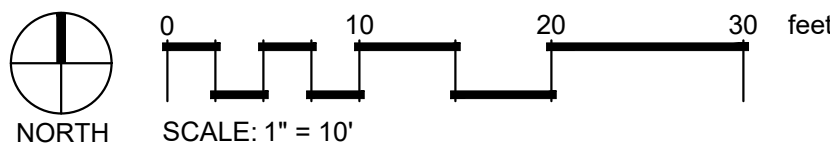
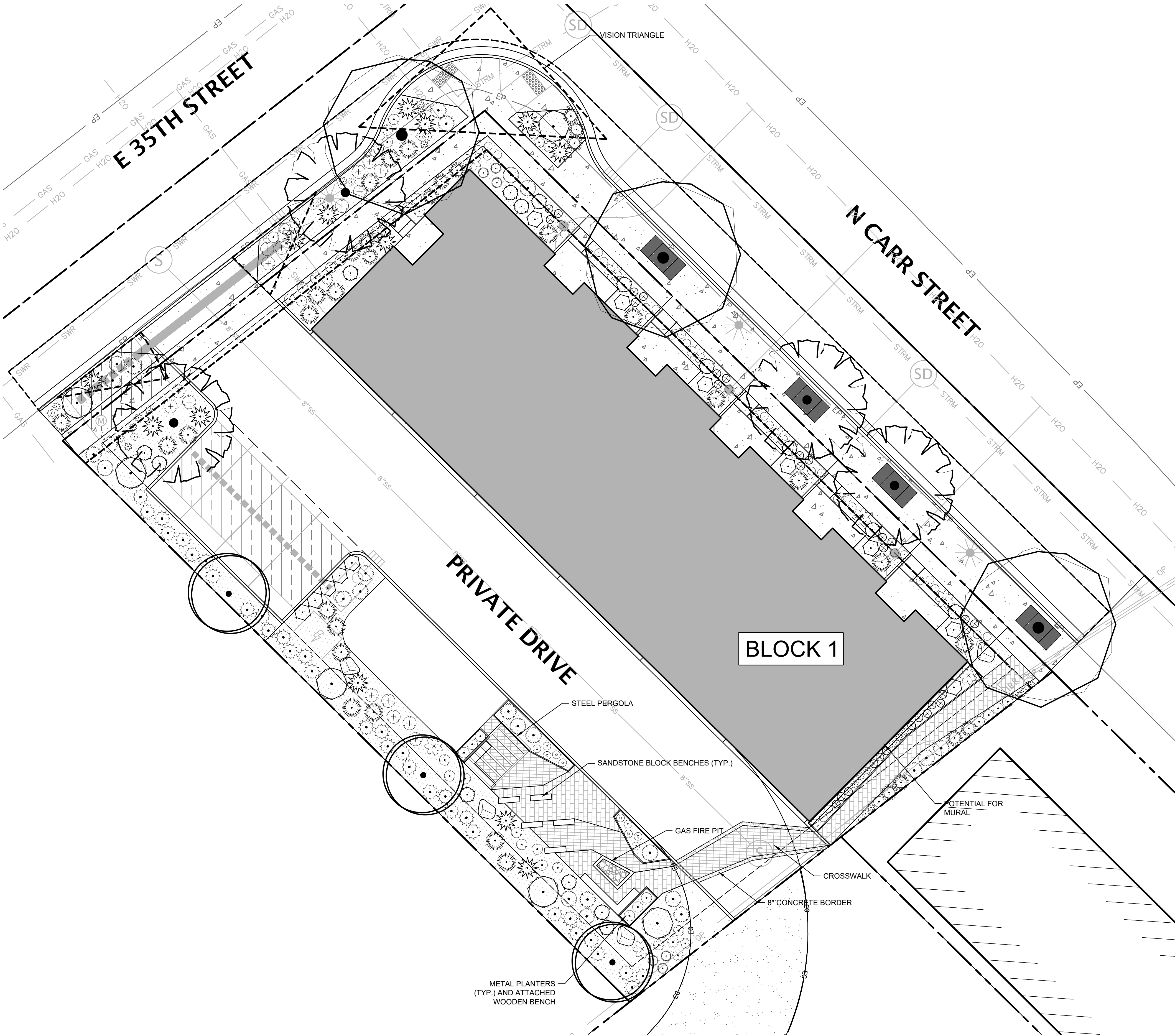
L100



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	CC	Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam 30"h x 15"w	B&B	2"	Class I	3
	TAB	Tilia americana 'Boulevard' / Boulevard American Linden 50"h x 25"w	B&B	2"	Class II	4
	TM	Tilia americana 'Sentry' / American Sentry Linden 45"h x 30"w	B&B	2"	Class II	3
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	AF	Artemisia frigida / Fringed Sage 30"h x 30"w	2 gal			16
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3'w	2 gal			33
	CJ	Centranthus ruber 'Albiflorous' / Jupiter's Beard 2'H x 2'W	1 gal			8
	EP	Echinacea x 'Pow Wow White' / Pow Wow White Coneflower 2'H x 2'W	2 gal			32
	HSB	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 3' h x 3'w	2 gal			13
	HG	Hosta x 'Stained Glass' / Plantain Lily 15" TALL & 36"-48" WIDE	1 gal			9
	JVG	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar 3'h x 6'w	2 gal			6
	LAH	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 30"h x 36"w	2 gal			25
	LD	Liriope densiflora / Lilyturf 2'H x 2'W	1 gal			10
	LA	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny 3'H 2' W	1 gal			40
	NTP	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass 30"h x 24"w	2 gal			30
	POK	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass 42"h x 42"w	2 gal			22
	PB	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3'H x 4'W	2 gal			15
	RFF	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn 7' h x 3' w	2 gal			12
	SMN	Salvia x 'May Night' / May Night Sage 2'h x 2'w	2 gal			22
	SSP	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem 3'h x 2'w	2 gal			6
	SAJ	Sedum x 'Autumn Joy' / Autumn Joy Sedum 18"h x 24"w	1 gal			14
	YFG	Yucca filamentosa 'Golden Sword' / Adam's Needle 3'h x 4' w	2 gal			13

LANDSCAPE MATERIALS LEGEND:

	SOD LAWN - SEE NOTE 5/L100		LANDSCAPE ROCK MULCH - SEE NOTE 6/L100
	PAVERS		BOULDERS
	PAVERS		



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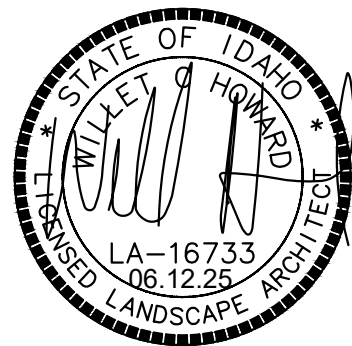
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213 E 35TH ST.  
BOISE, ID 83714

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 25-3236  
DATE: 06.12.2025  
DRAWN BY: AH  
CHECKED BY: WH

DRAWING TITLE

LANDSCAPE  
PLAN

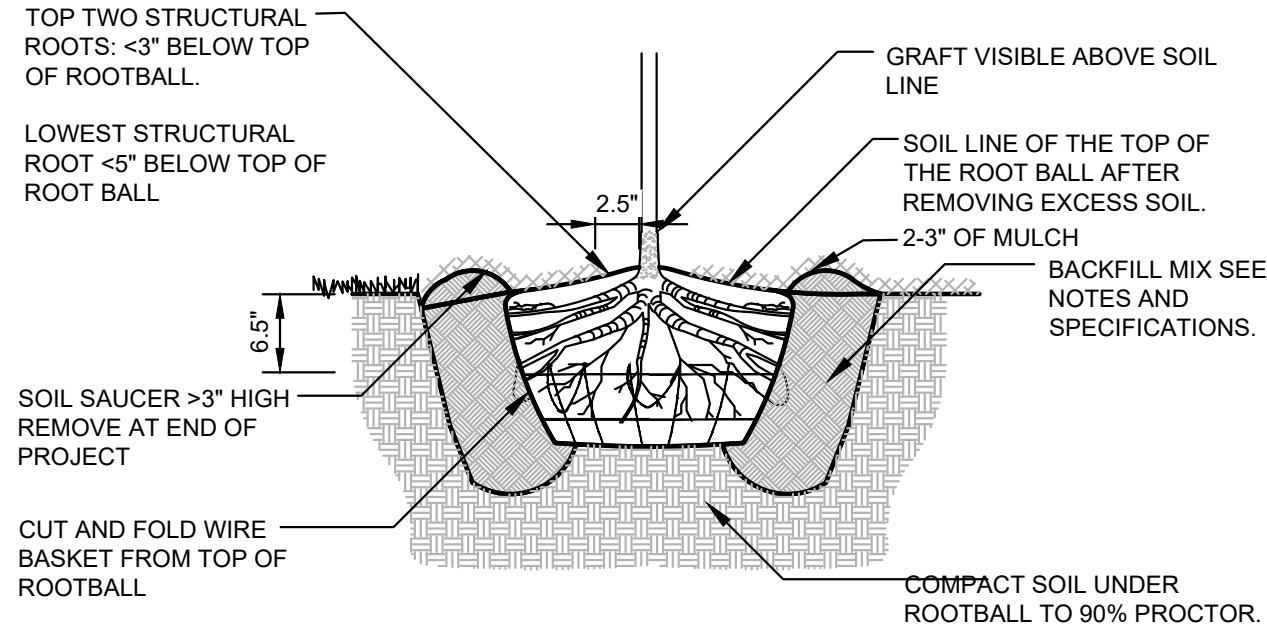
SHEET NUMBER

L101



# NOTES:

- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
- REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
- 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



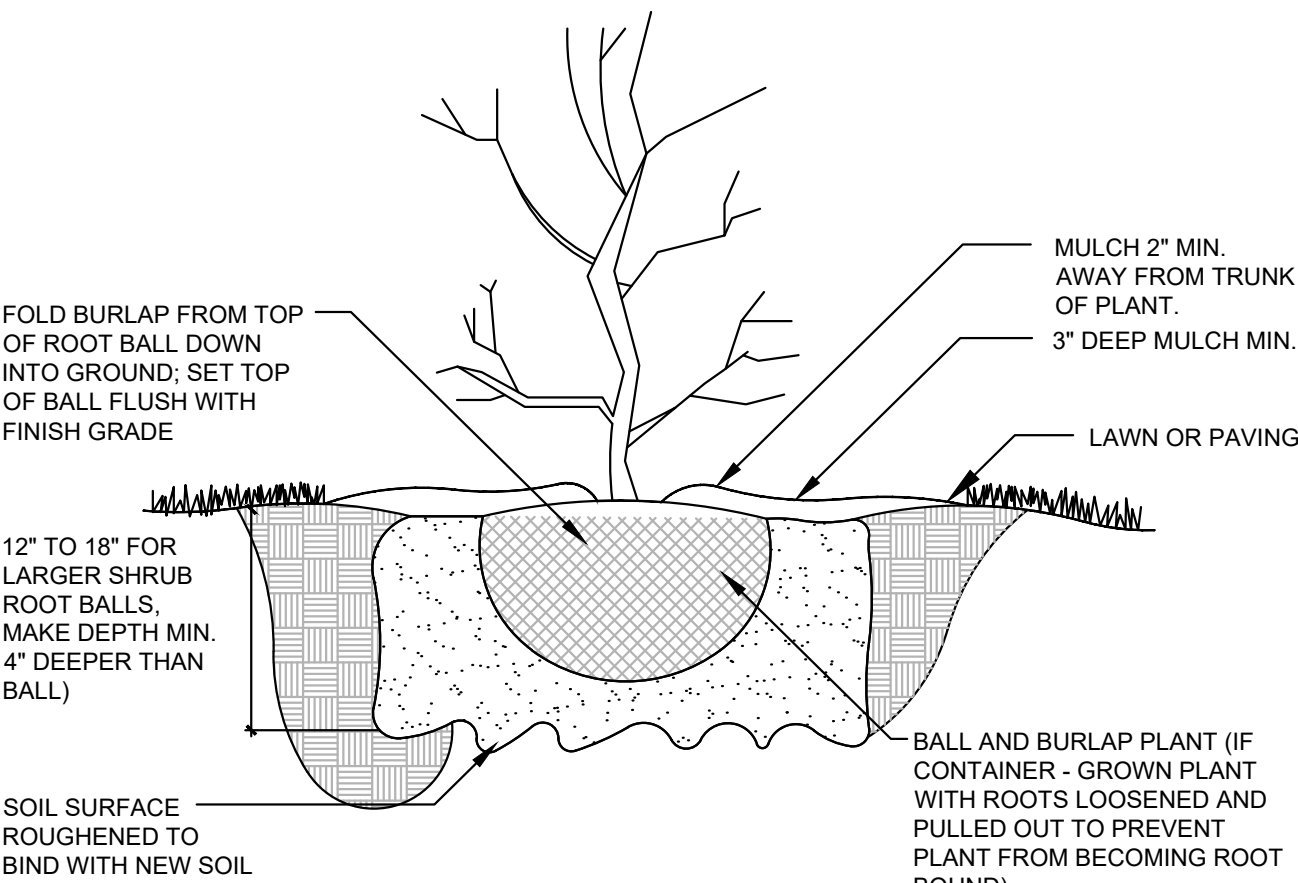
## 1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

P-CO-CAS-04

# NOTE:

- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.



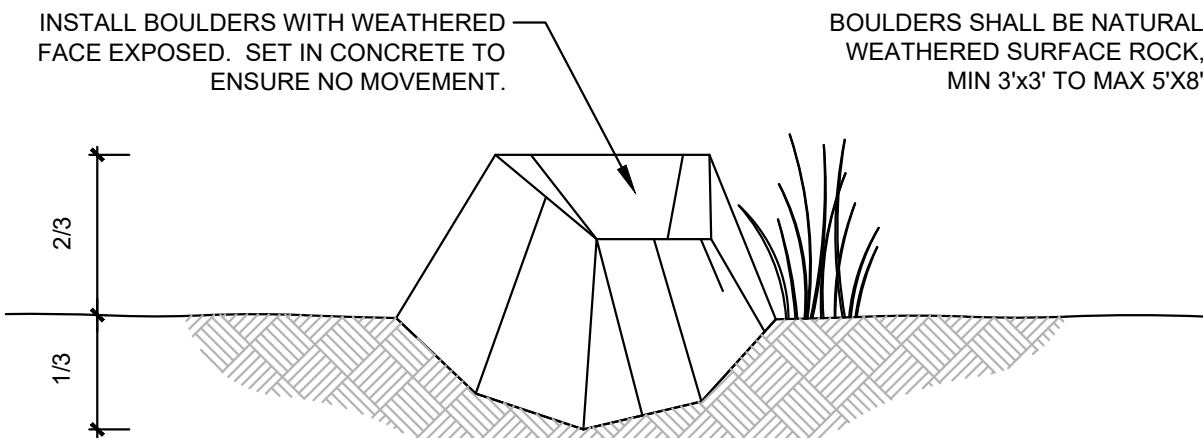
## 2 SHRUB PLANTING

1" = 1'-0"

P-CO-CAS-02

# NOTES:

- BOULDERS SHALL BE NATURAL WEATHER SURFACE ROCK, SIZES SHALL RANGE FROM 3' x 3' TO 4' x 4'.
- BOULDERS SHALL HAVE A FLAT TOP SURFACE THAT RANGE FROM 15" IN HEIGHT TO 18" IN HEIGHT.



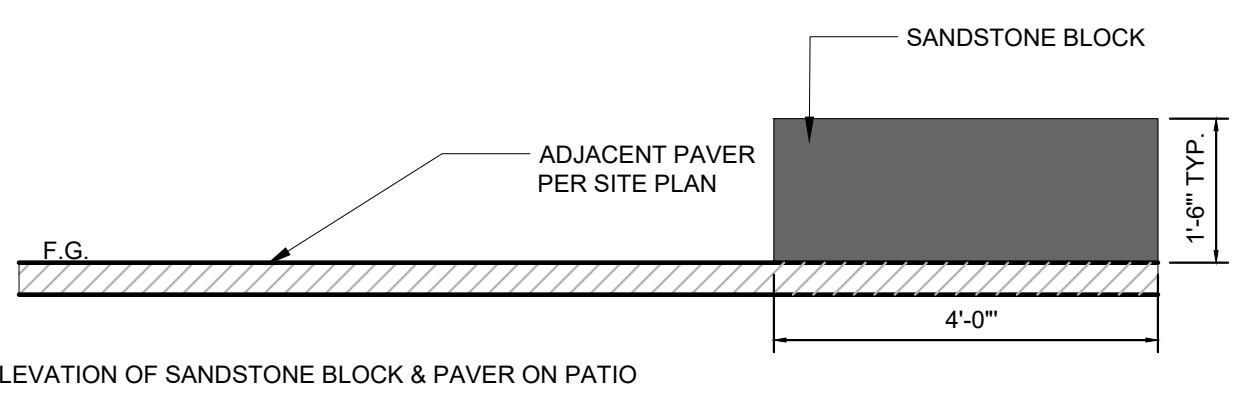
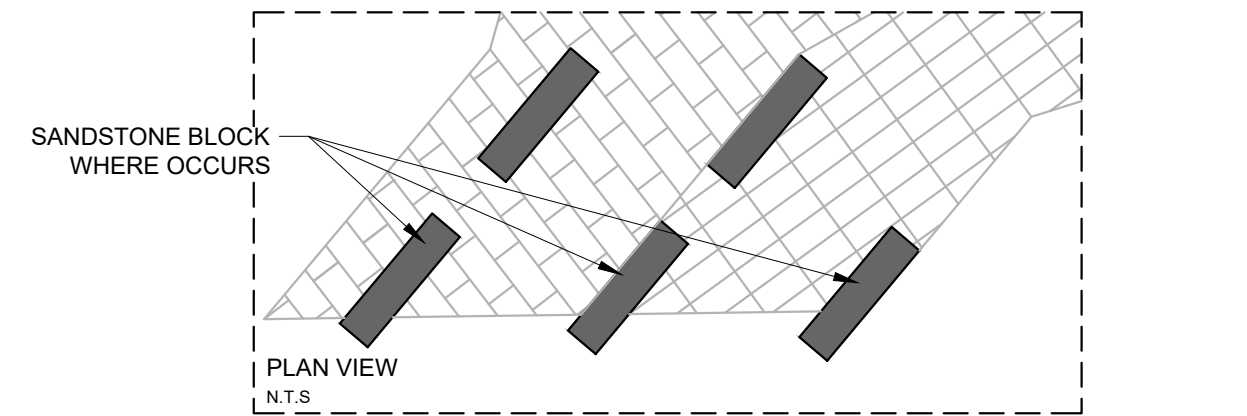
## 3 LANDSCAPE BOULDER PLACEMENT (TYP)

1" = 1'-0"

P-CO-CAS-03

# NOTES:

- SEE SITE PLAN FOR PAVER SPECIFICATION AND VARYING LOCATIONS
- CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TOP OF SANDSTONE FINISH TO BE SMOOTH/POLISHED
- SIDES OF SANDSTONE TO BE ROUGH HEWN



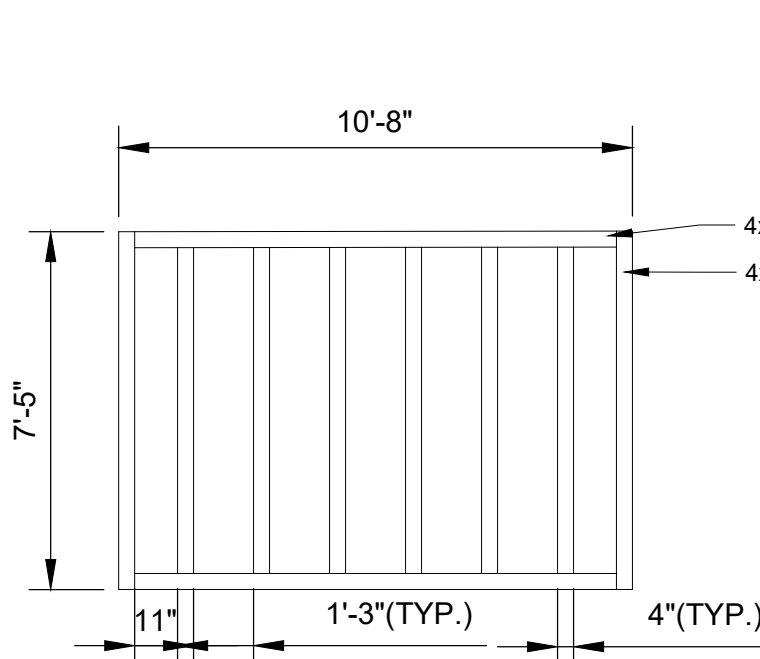
## 6 SANDSTONE BLOCK

1/2" = 1'-0"

P-CO-108

# NOTES:

- CUSTOM STEEL FRAME PERGOLA PER CONTRACTOR
- FINISH TO BE POWDERCOATED MATTE BLACK
- ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER CONTRACTOR
- USE SURFACE MOUNT 4x4 SQUARE POST ANCHOR FOR STEEL POST FOOTING, OR APPROVED OTHER
  - USE TAPCON CONCRETE ANCHOR SCREWS FOR CONNECTION OF ANCHOR TO SURFACE, OR APPROVED OTHER
- REFER TO SITE PLAN FOR EXACT LOCATION AND ORIENTATION

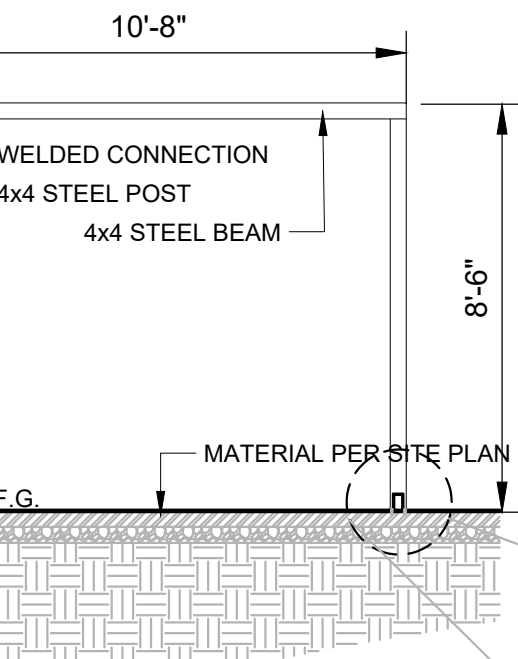


# PLAN VIEW

## 8 STEEL PERGOLA

1/4" = 1'-0"

P-CO-156



# ELEVATION A

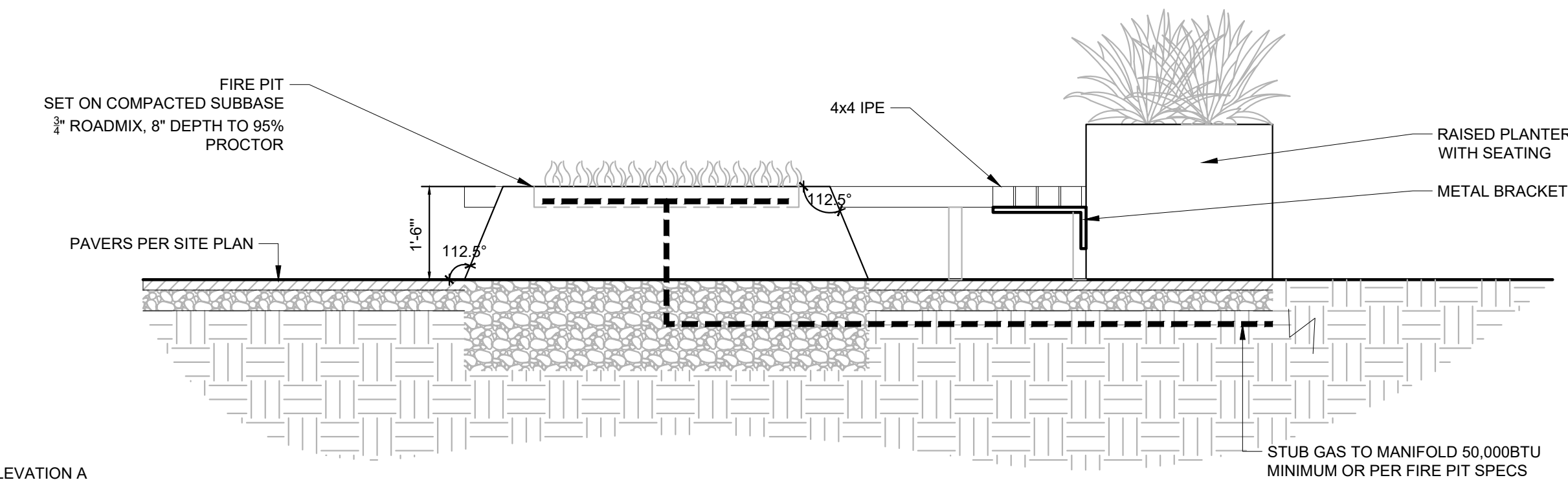
# PLAN VIEW

# ELEVATION A

## 5 RAISED PLANTER, BENCH & FIRE PIT

1/2" = 1'-0"

P-CO-109

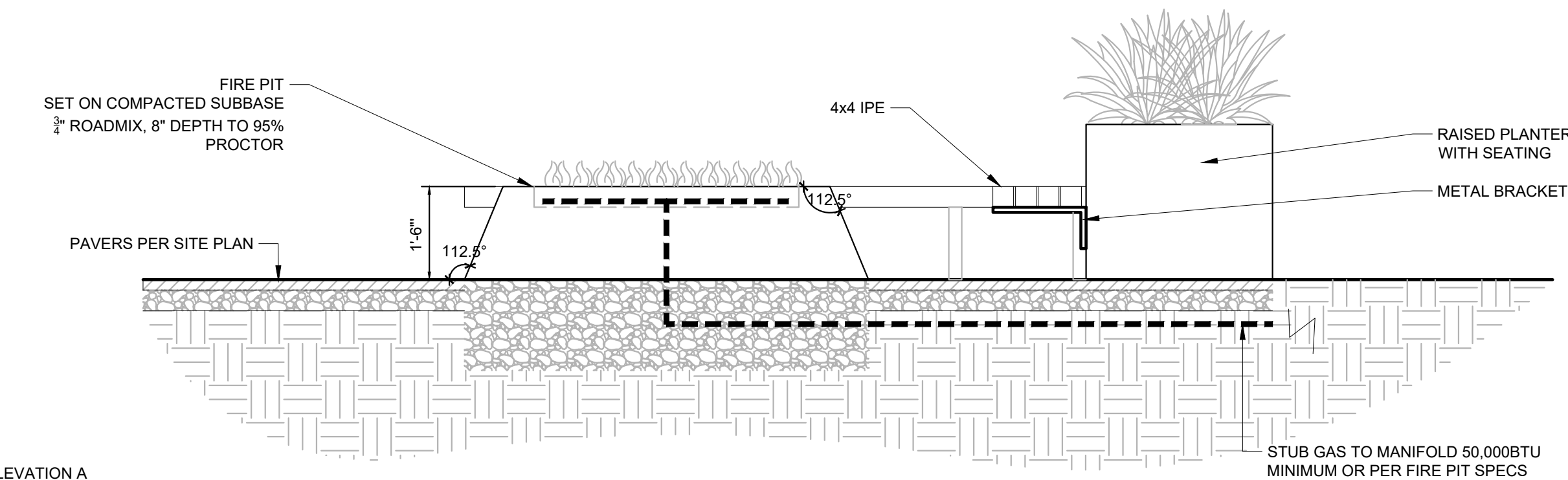


# ELEVATION A

## 5 RAISED PLANTER, BENCH & FIRE PIT

1/2" = 1'-0"

P-CO-109

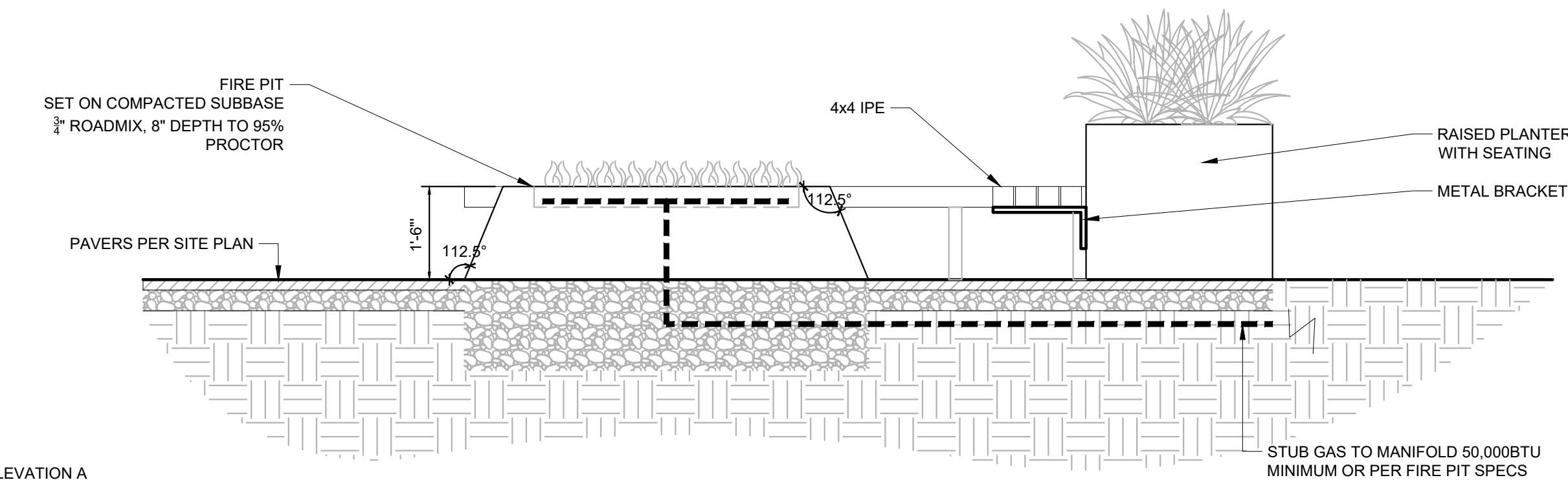


# ELEVATION A

## 5 RAISED PLANTER, BENCH & FIRE PIT

1/2" = 1'-0"

P-CO-109

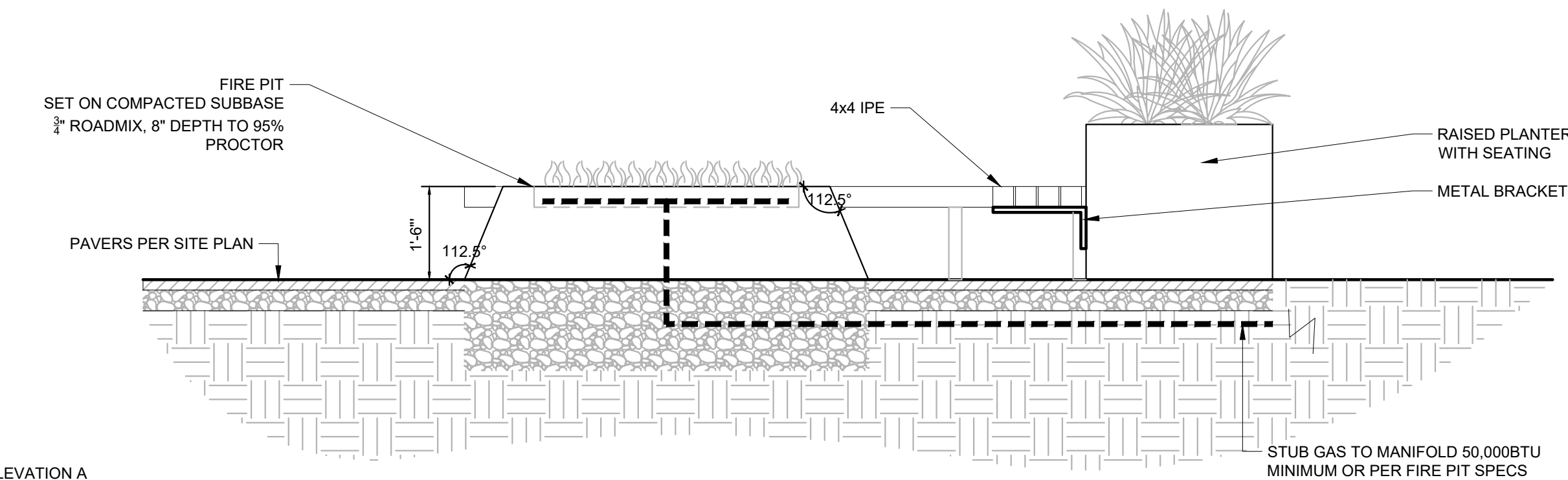


# ELEVATION A

## 5 RAISED PLANTER, BENCH & FIRE PIT

1/2" = 1'-0"

P-CO-109

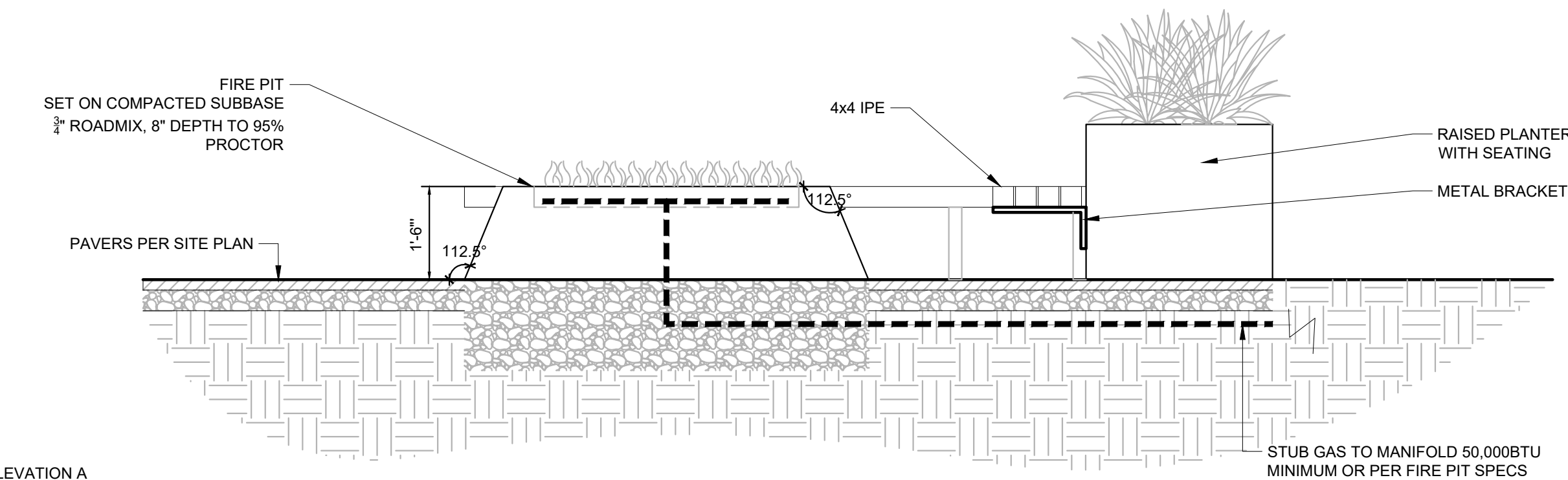


# ELEVATION A

## 5 RAISED PLANTER, BENCH & FIRE PIT

1/2" = 1'-0"

P-CO-109

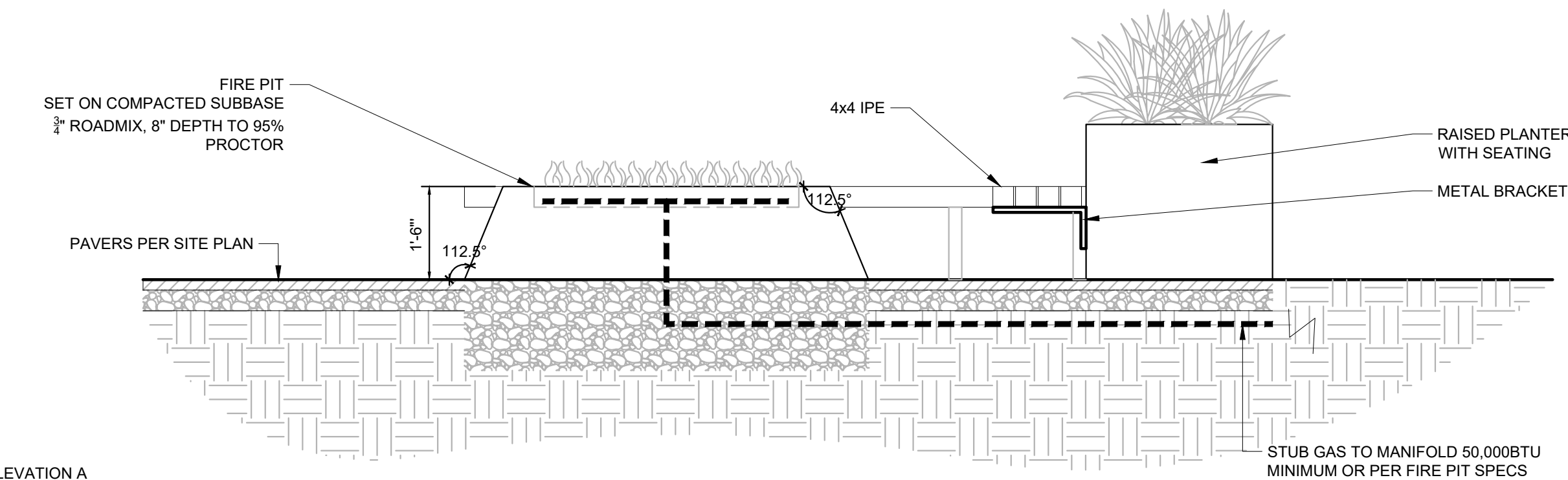


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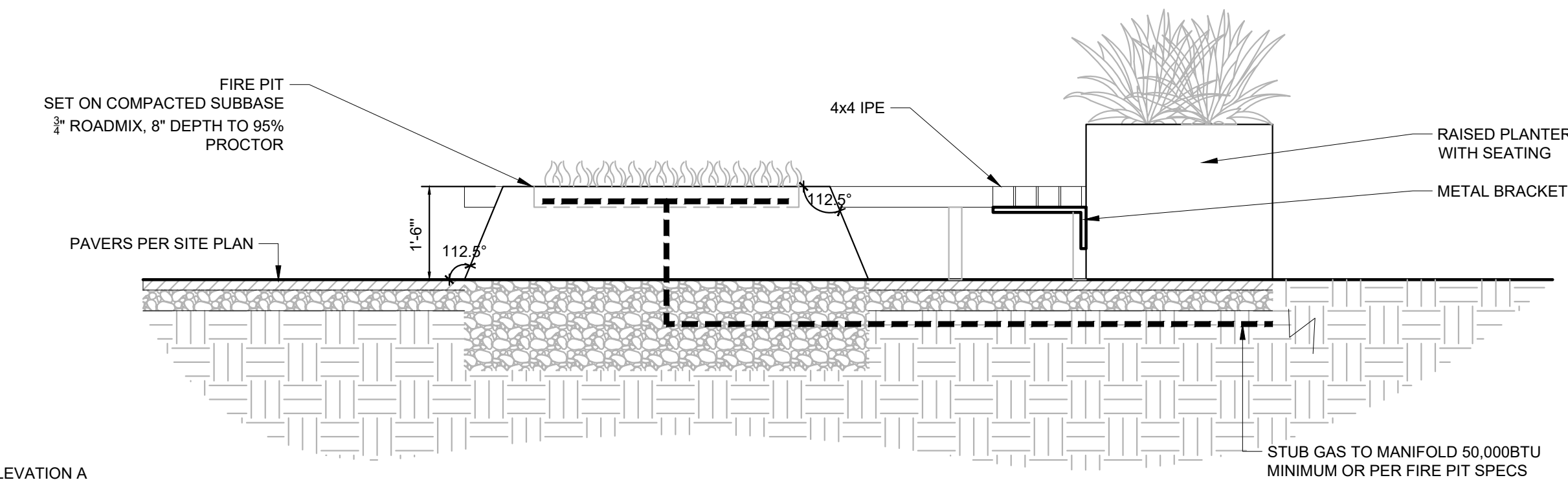


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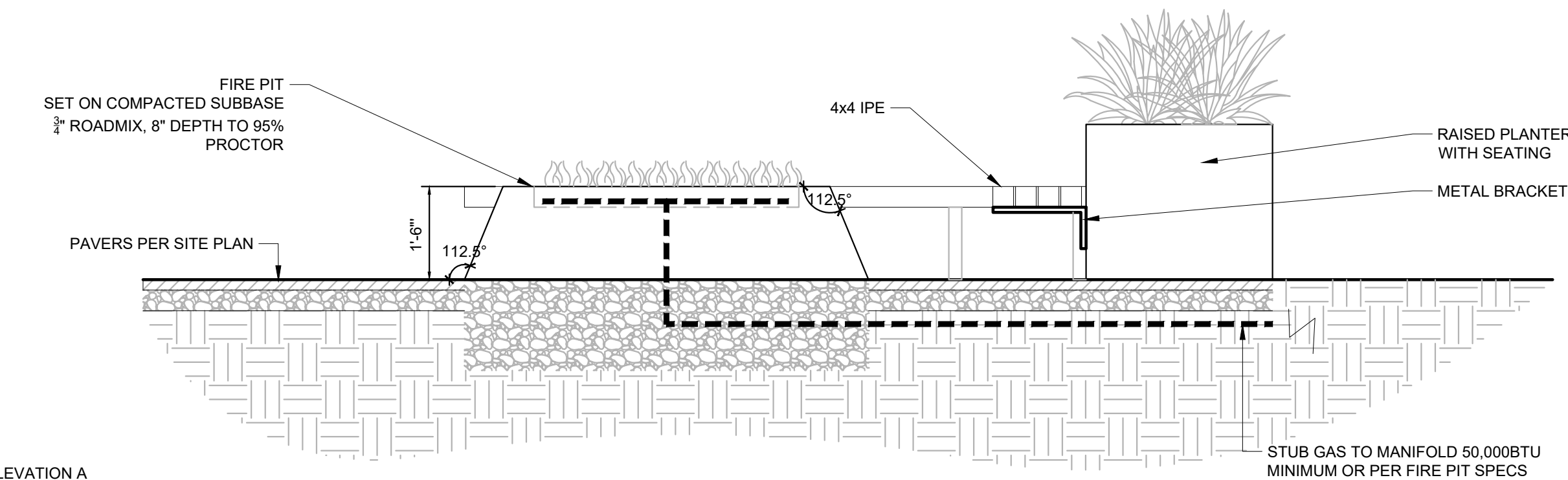


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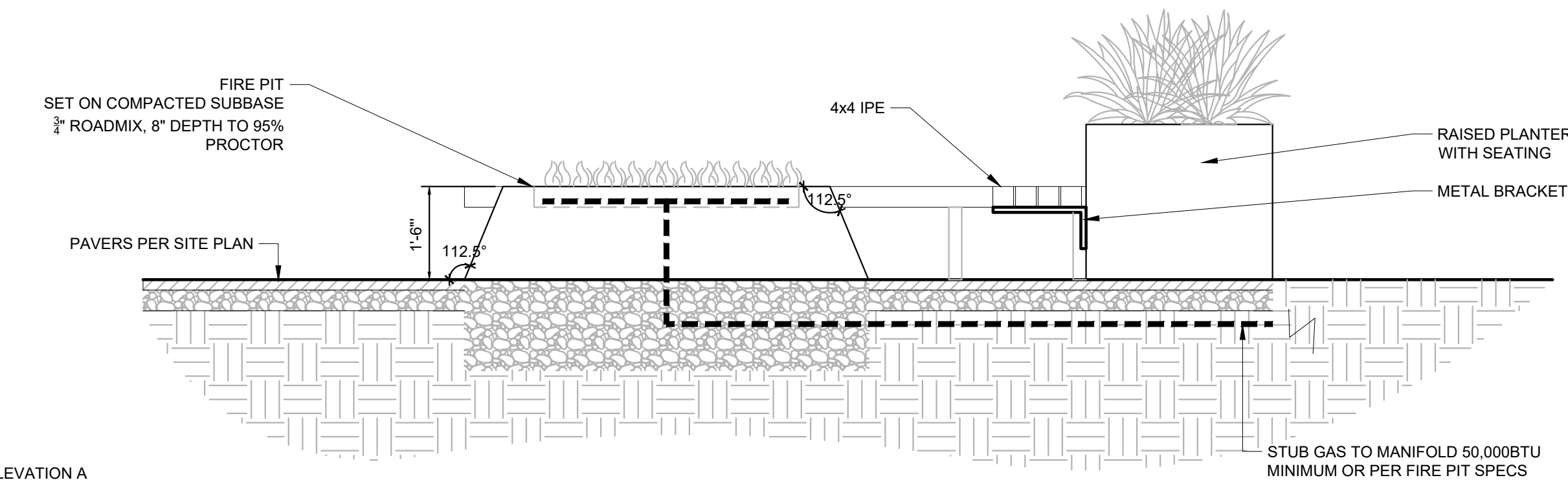


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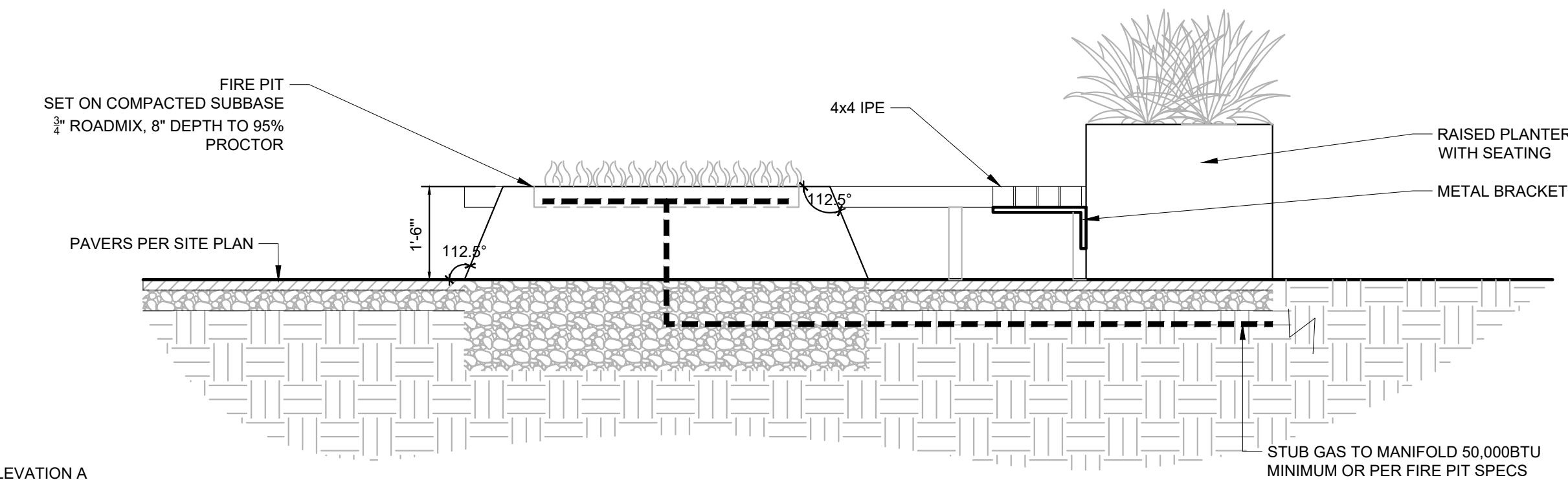


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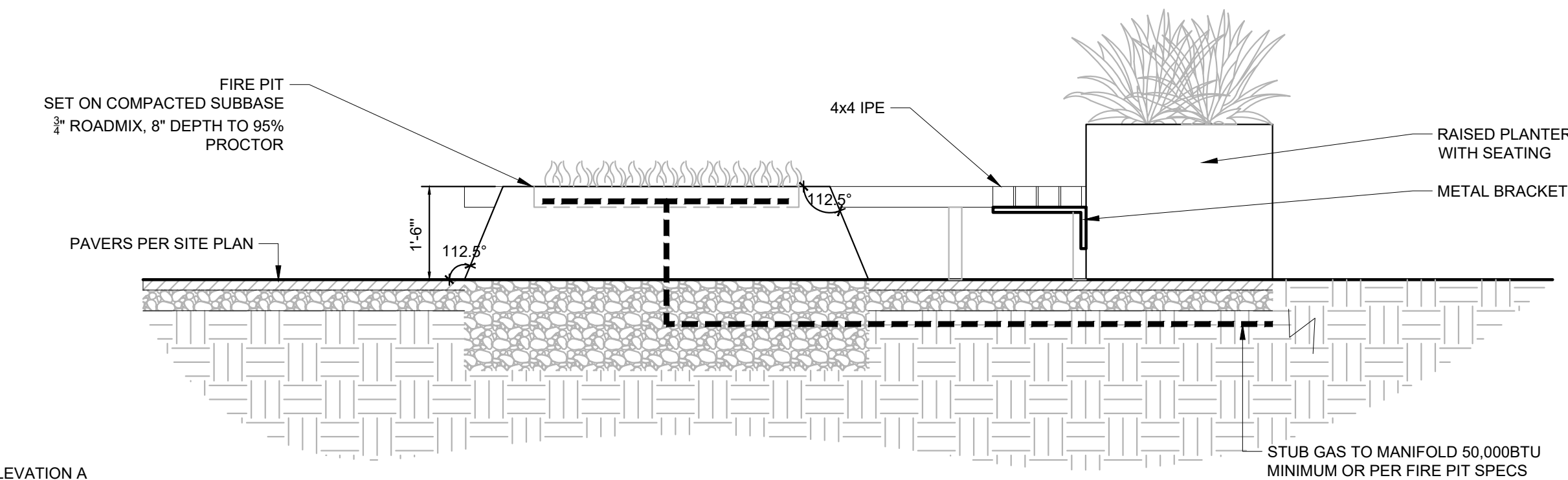


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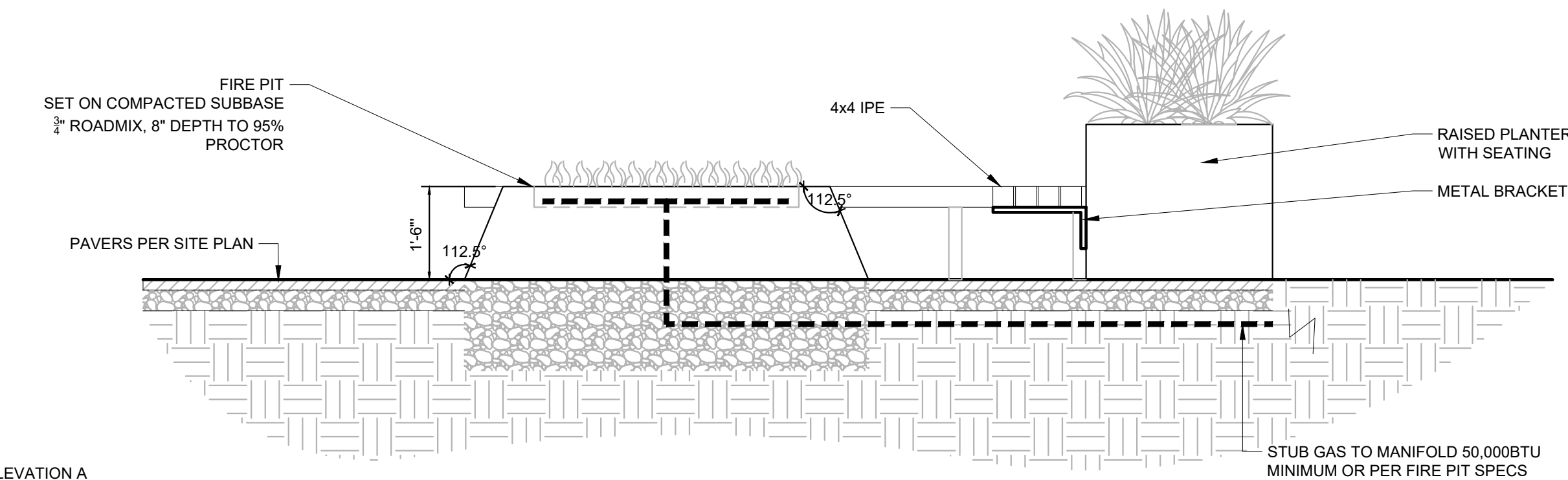


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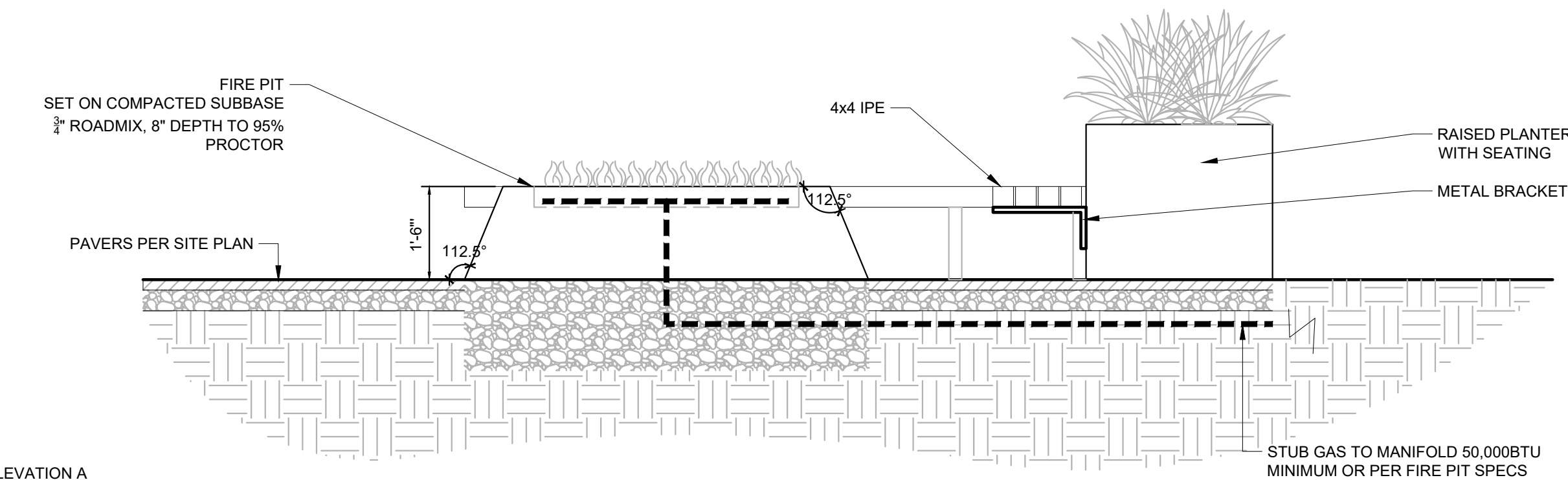


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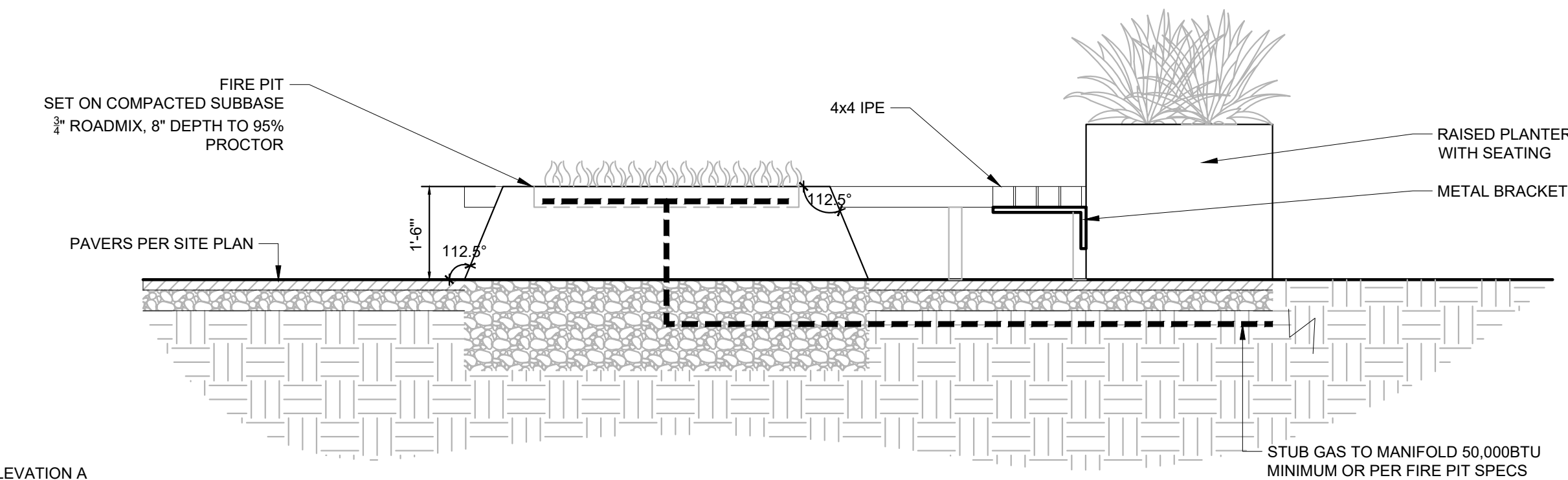


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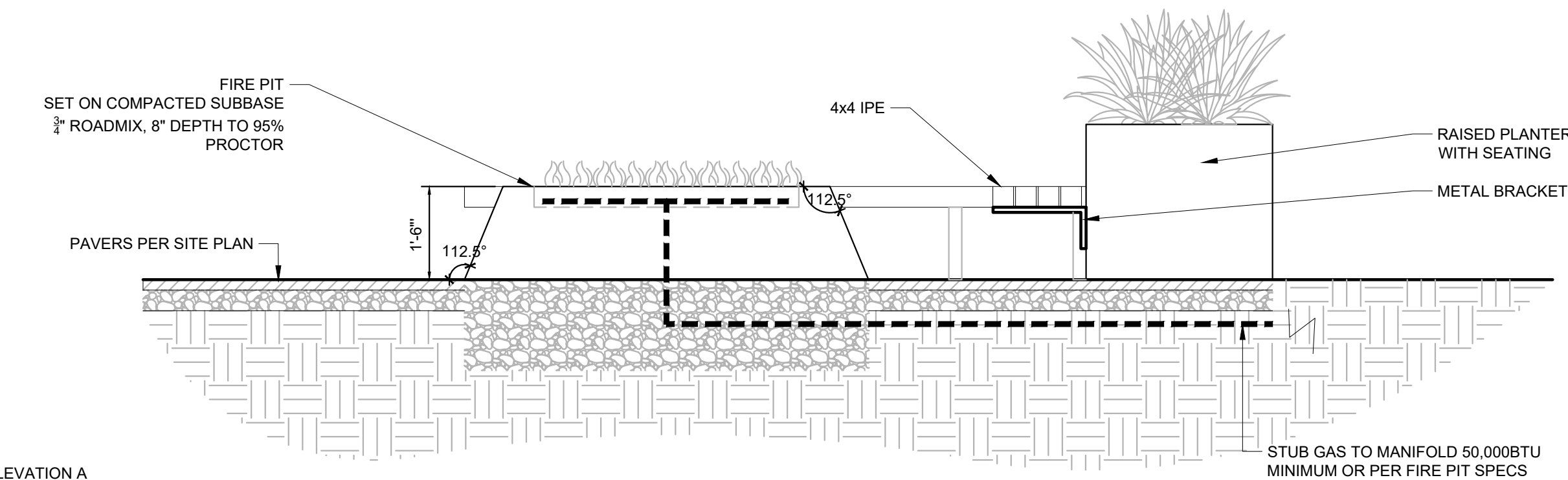


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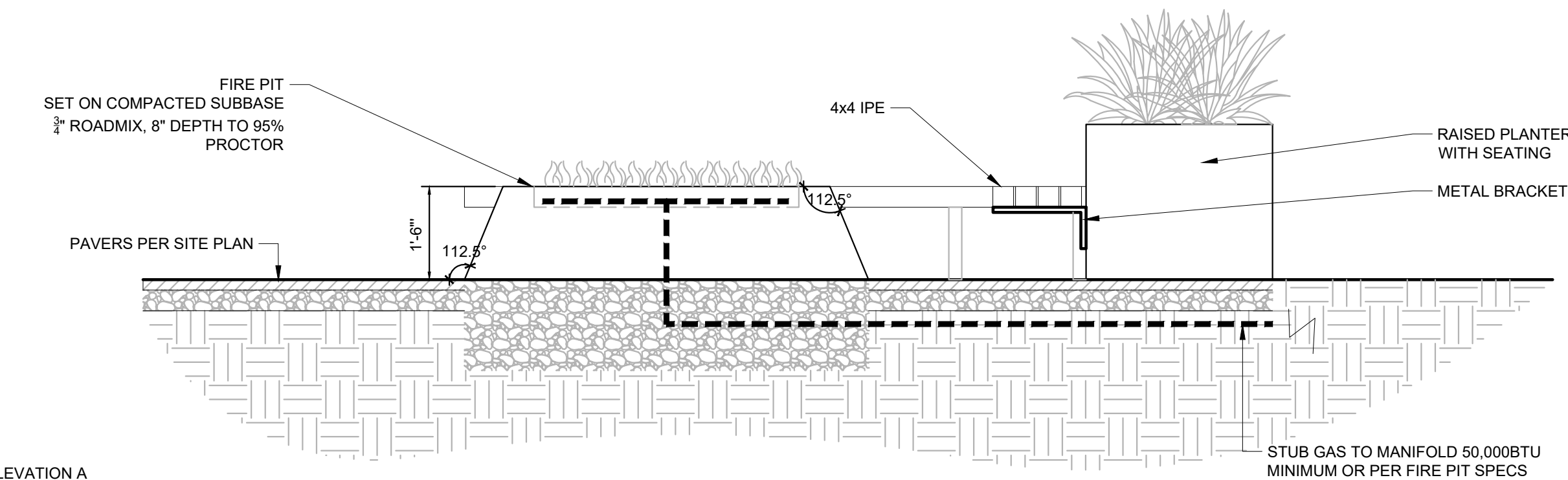


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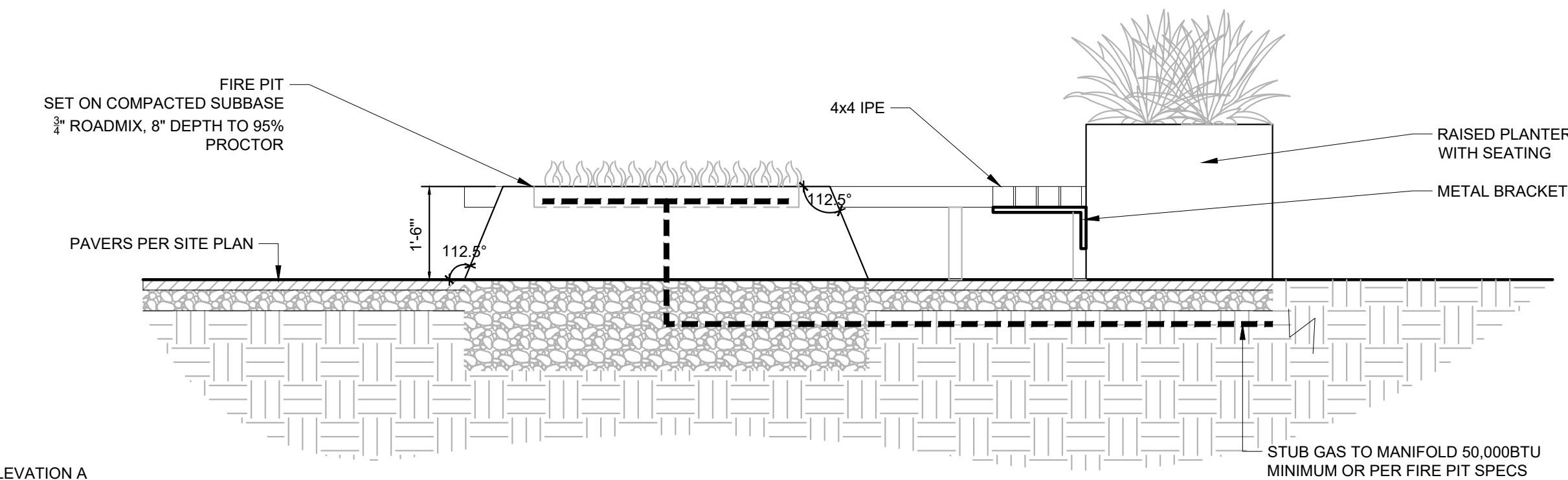


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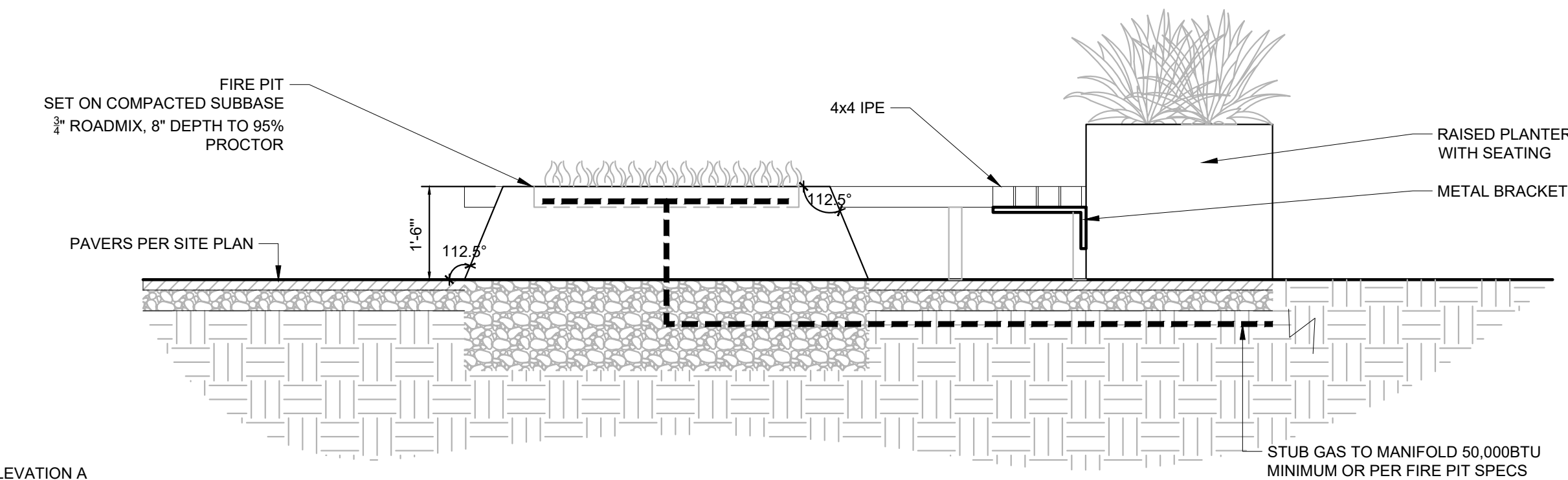


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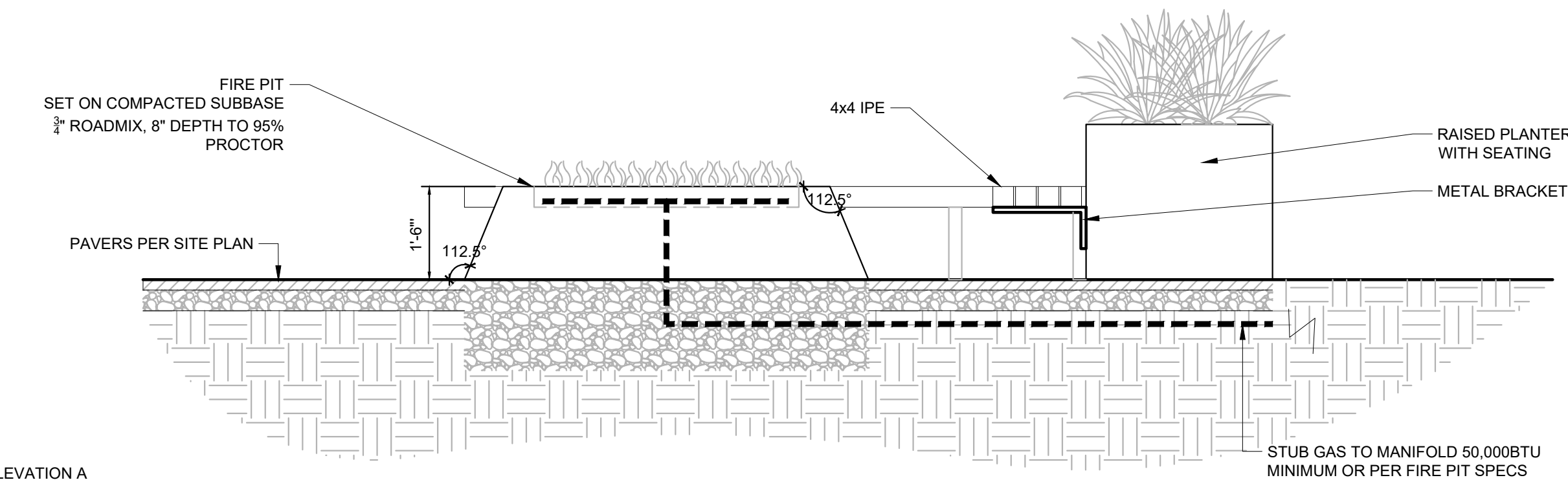


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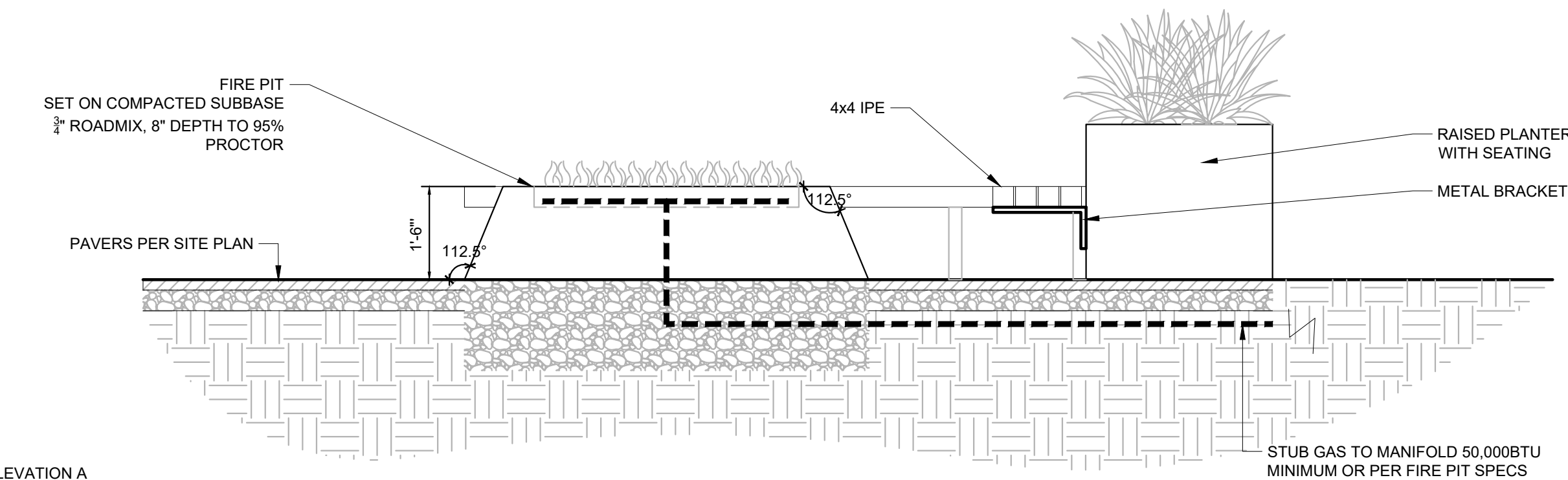


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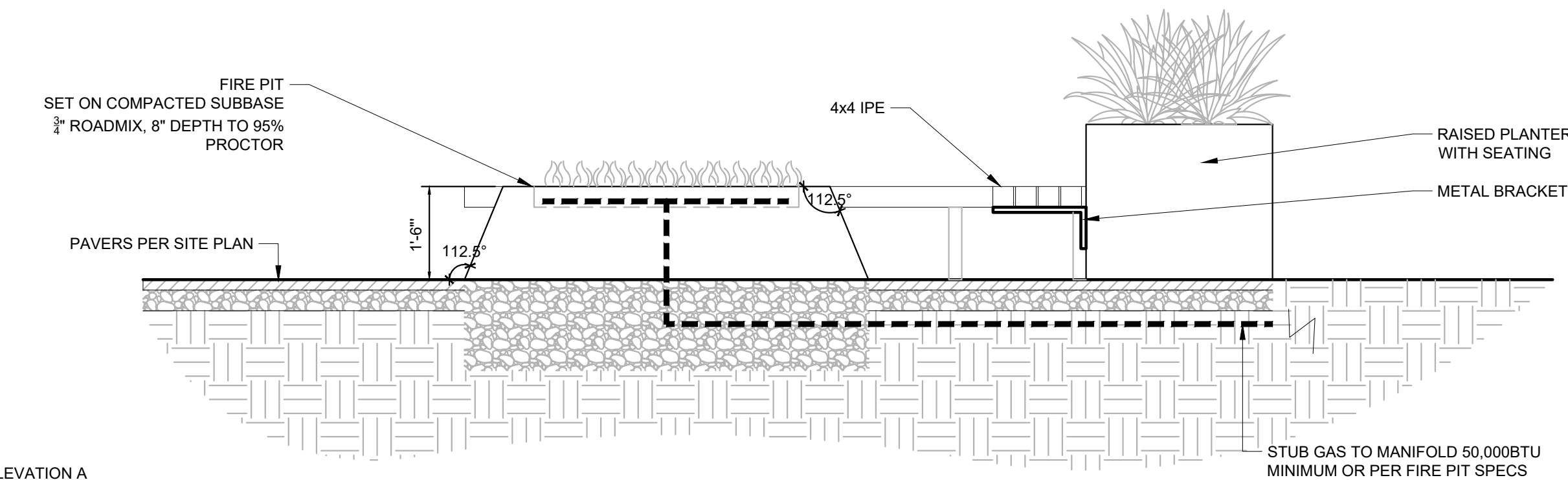


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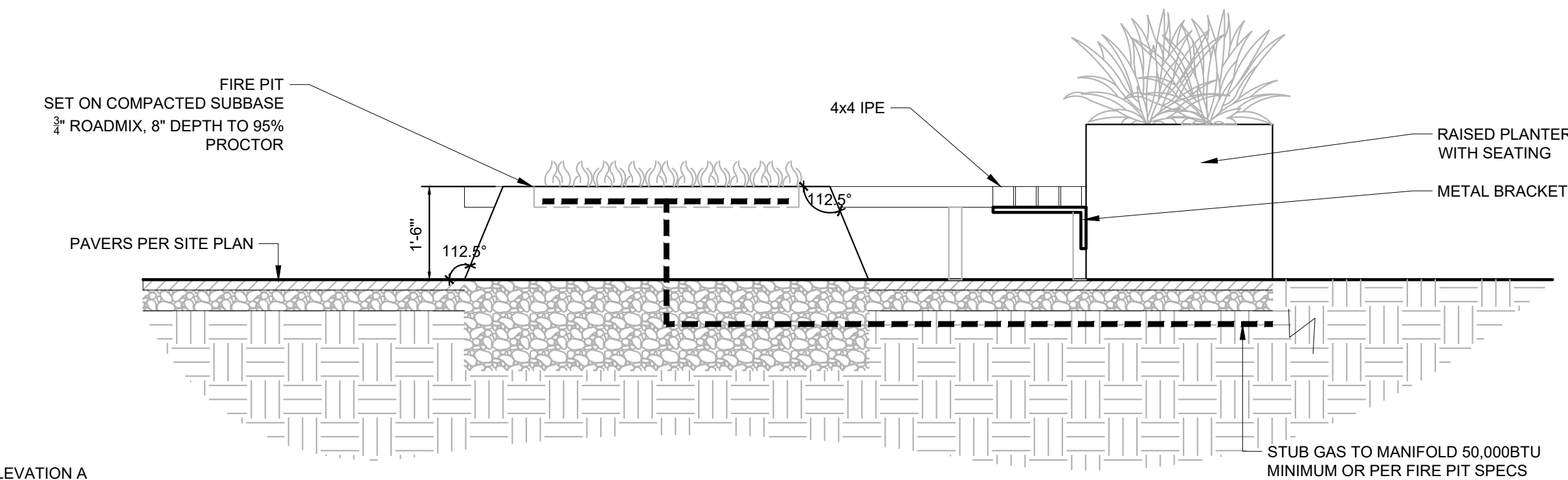


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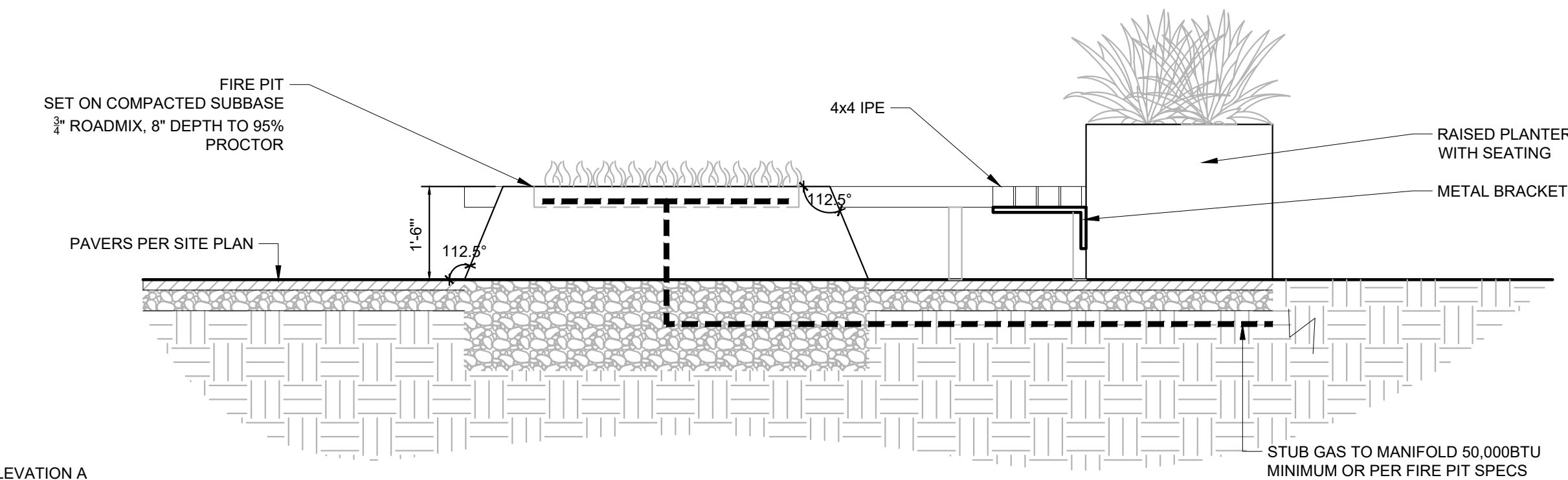


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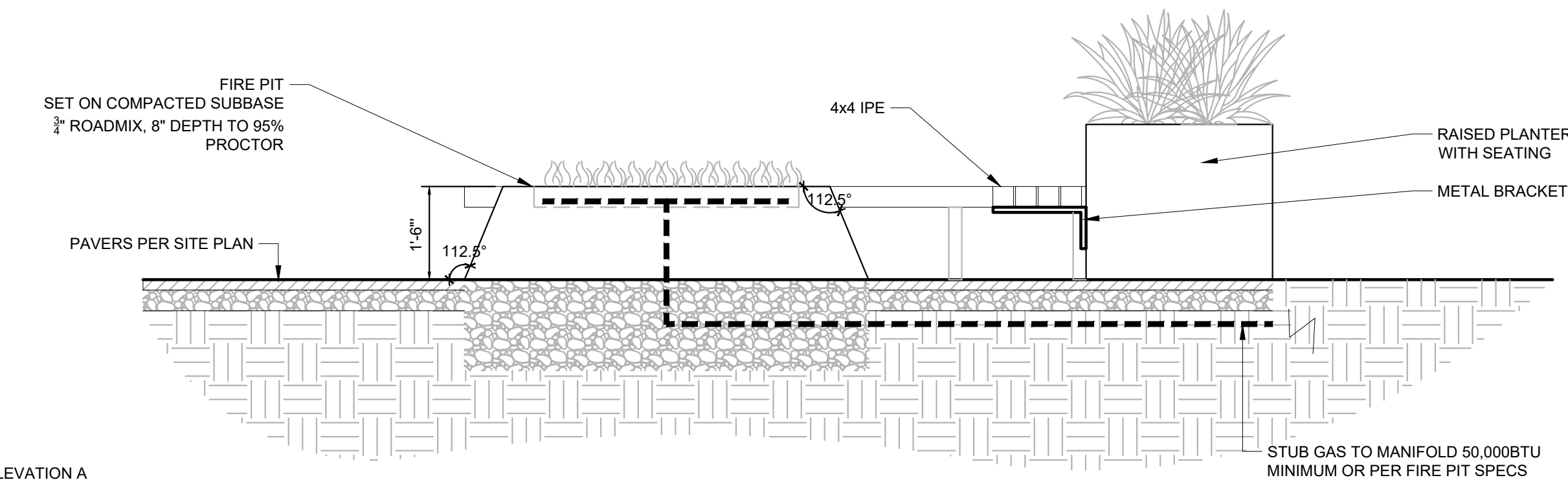


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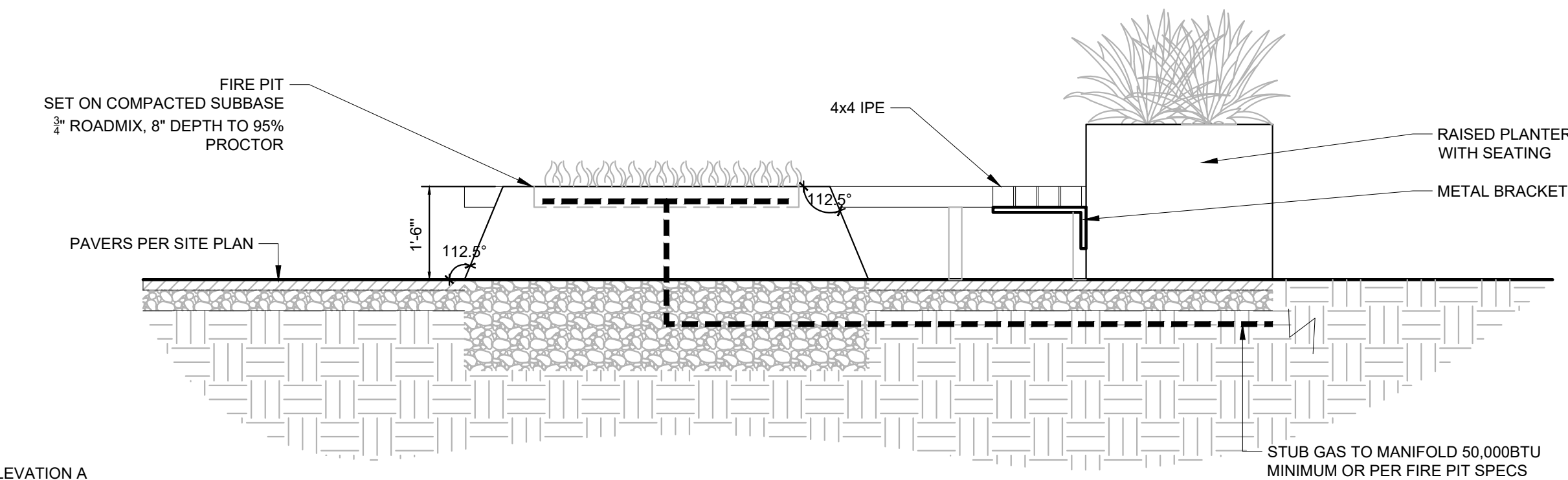


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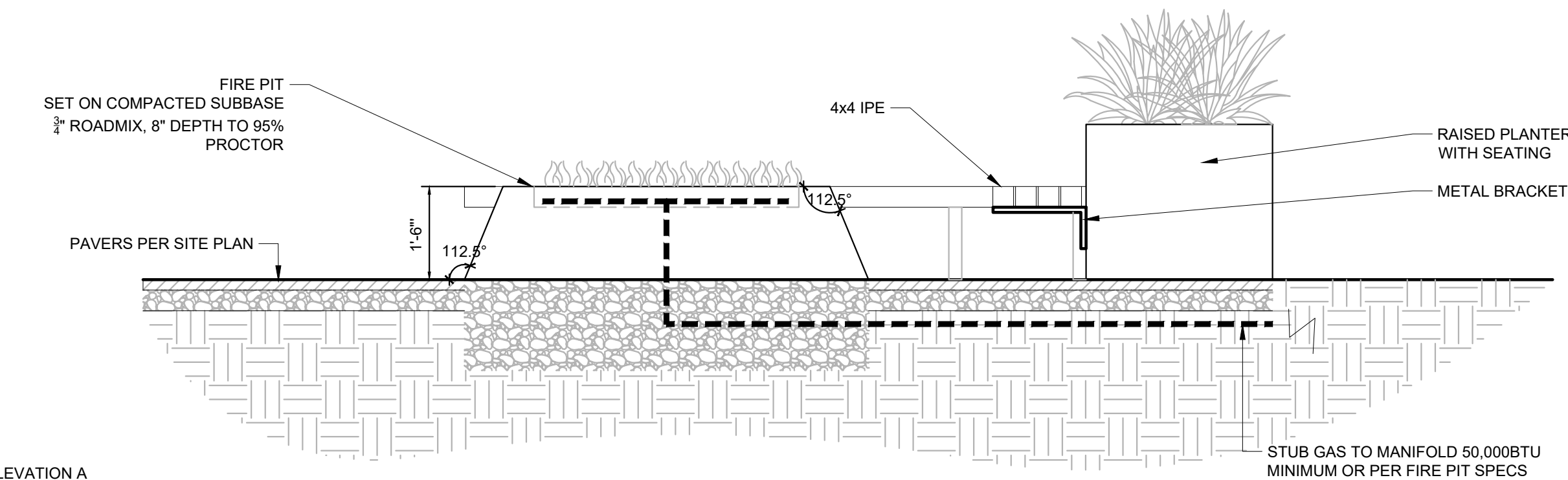


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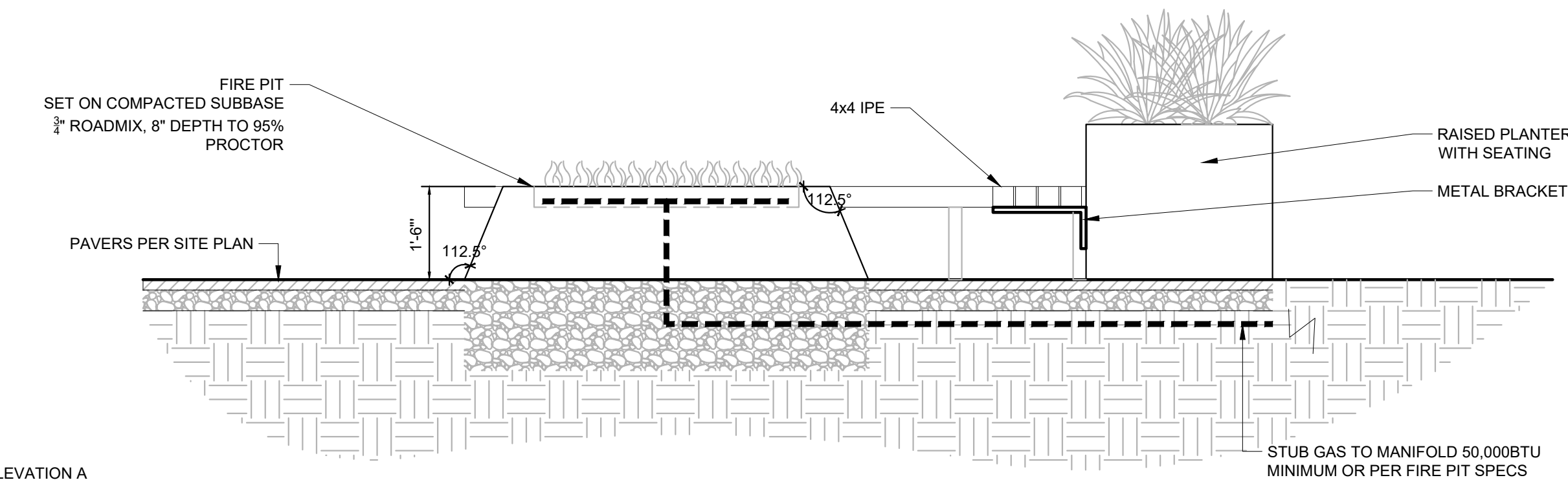


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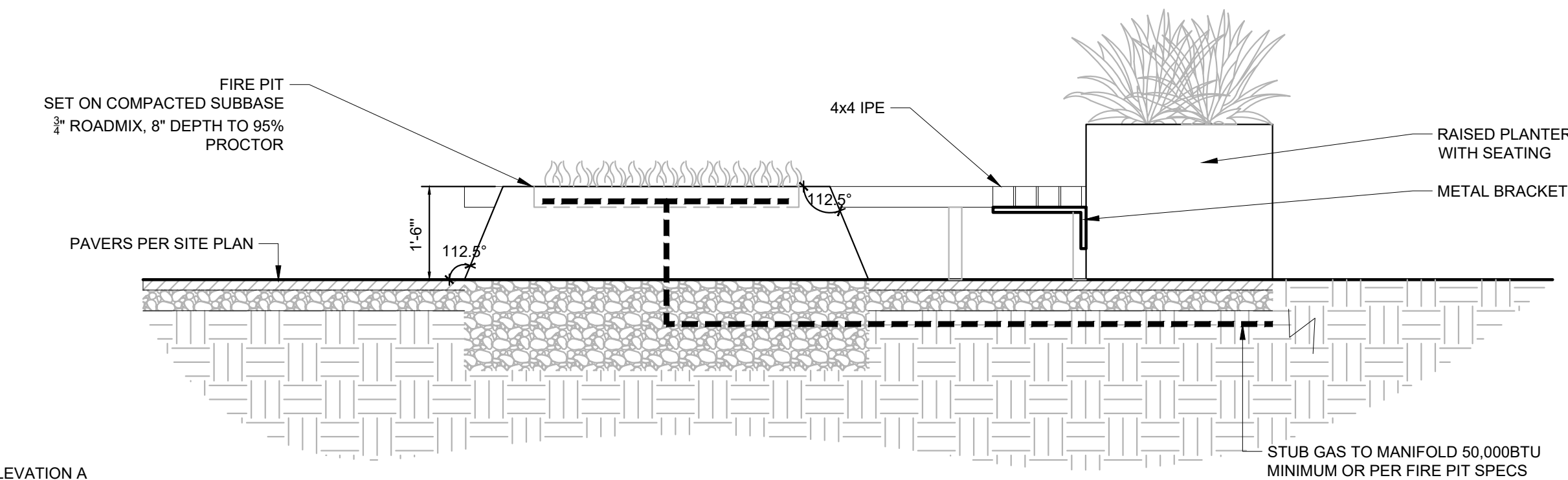


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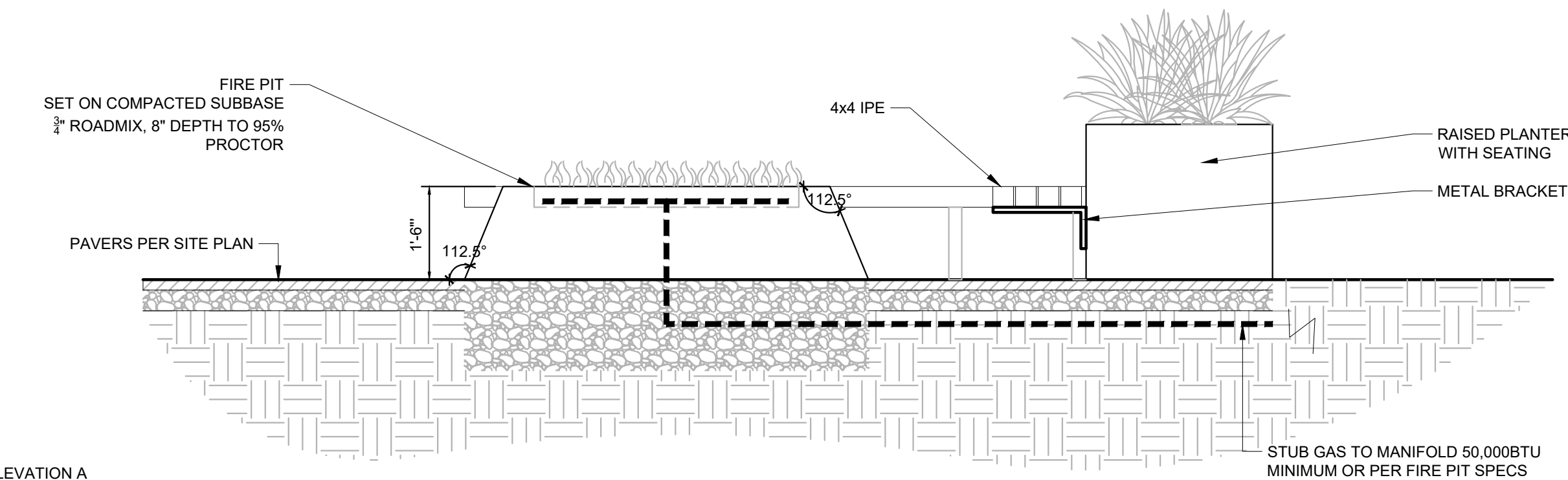


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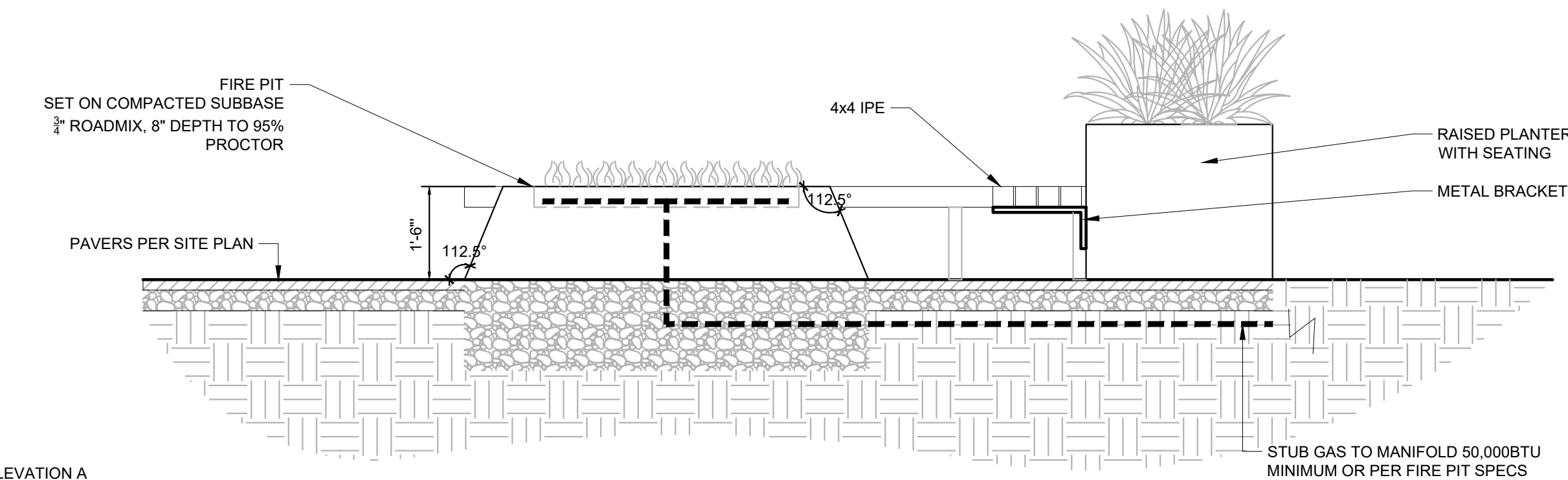


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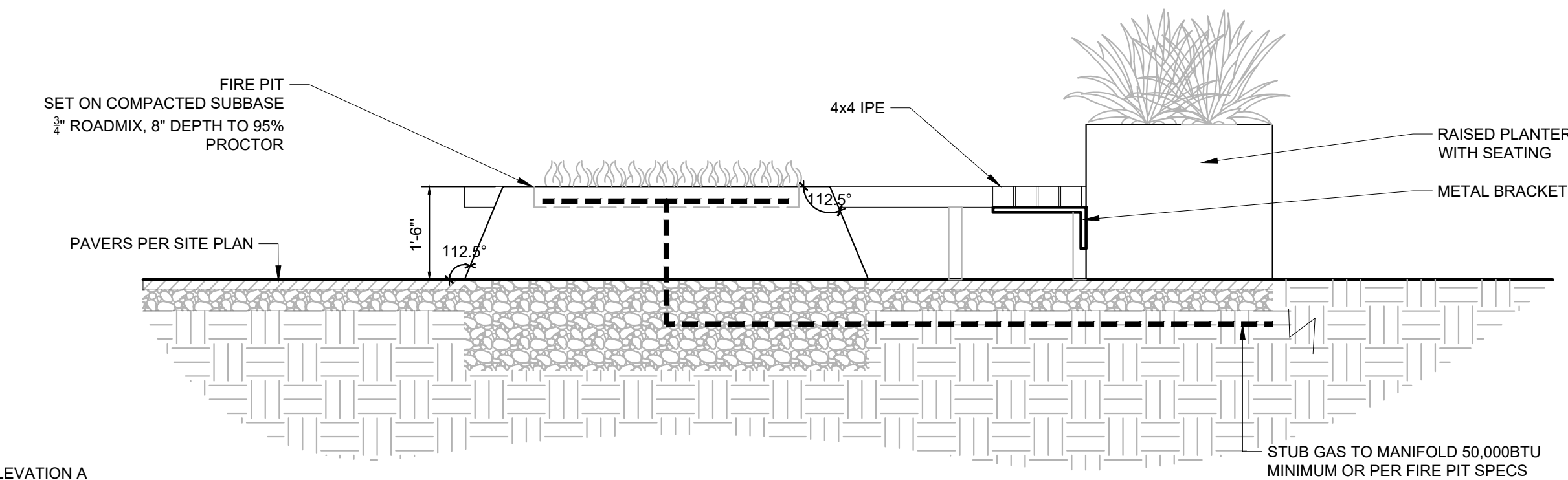


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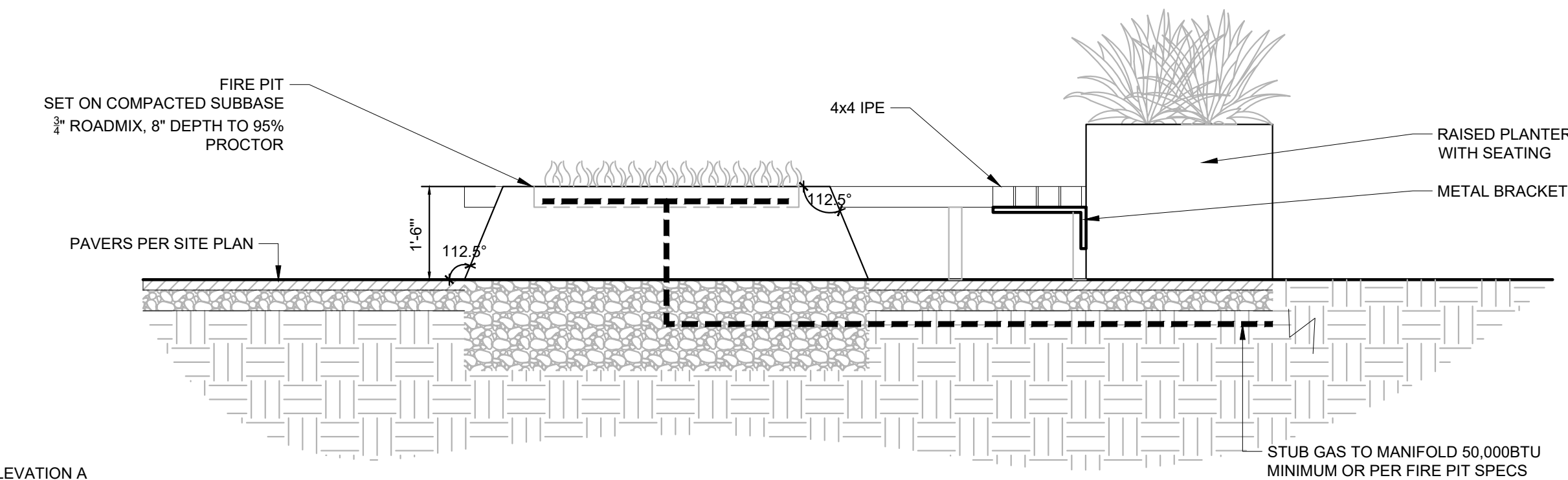


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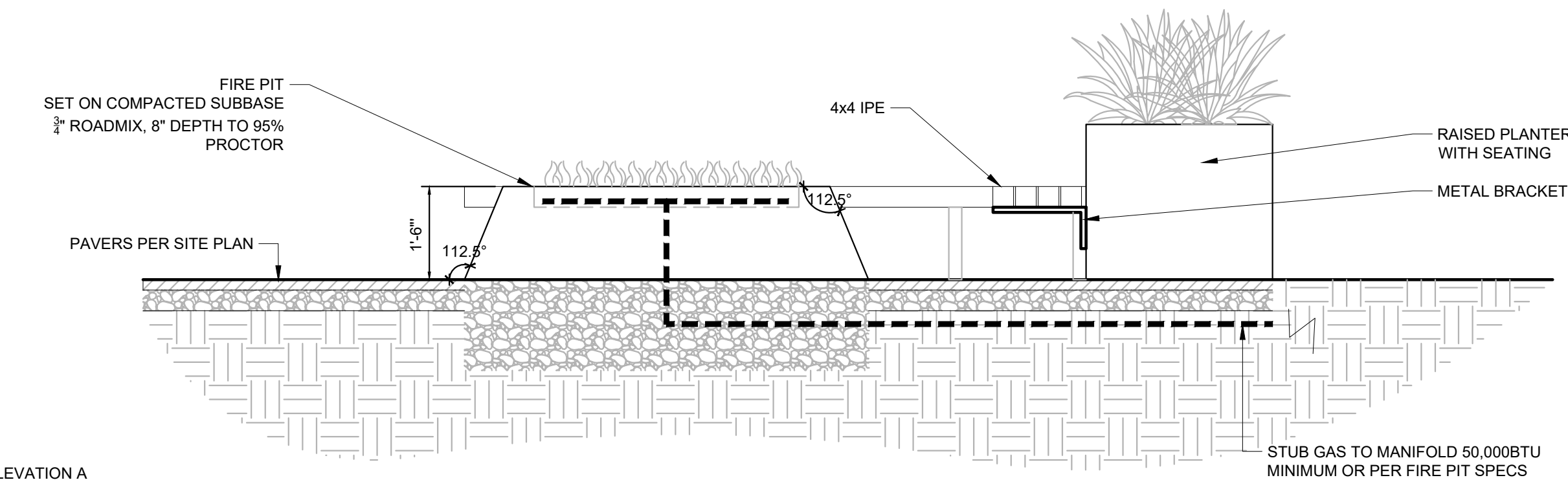


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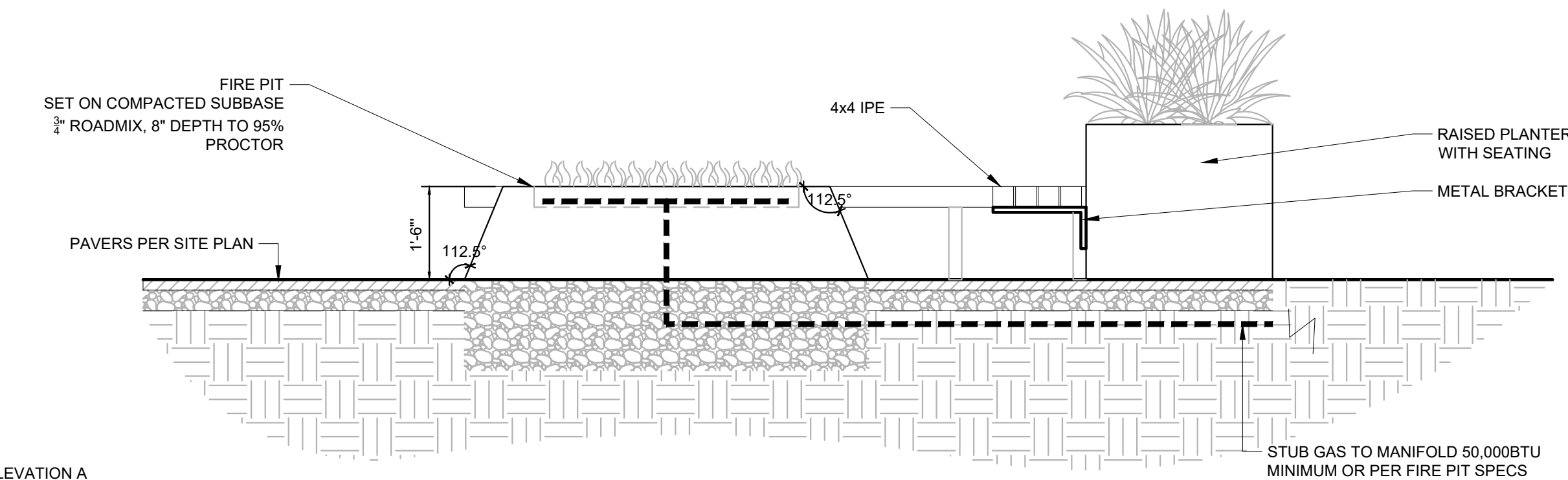


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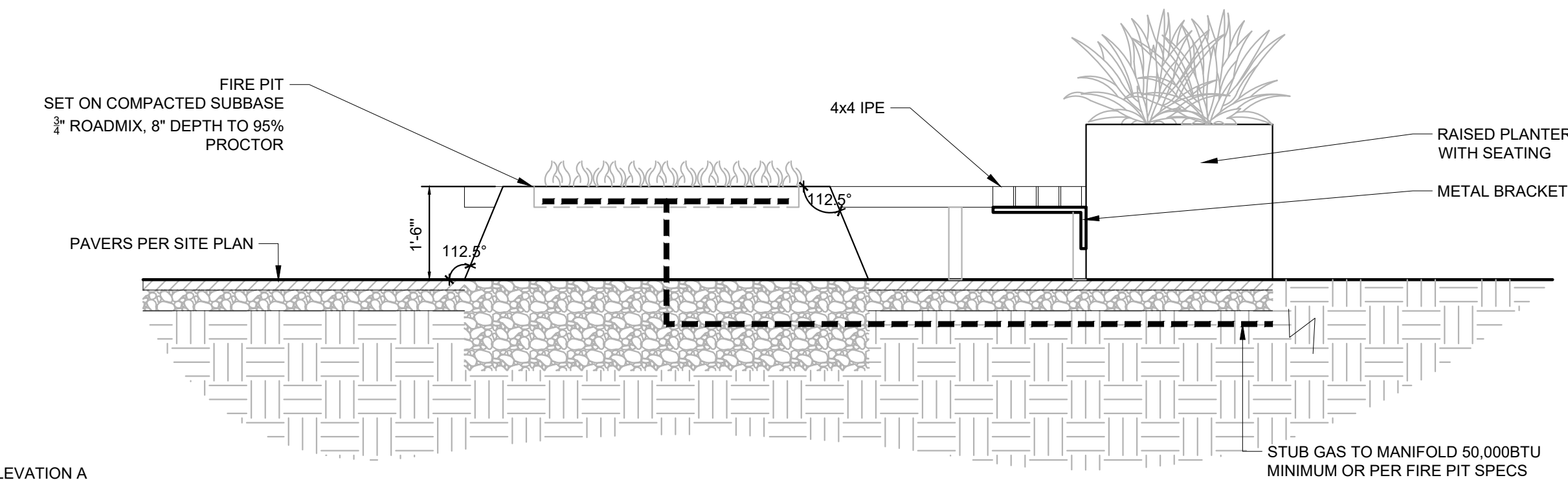


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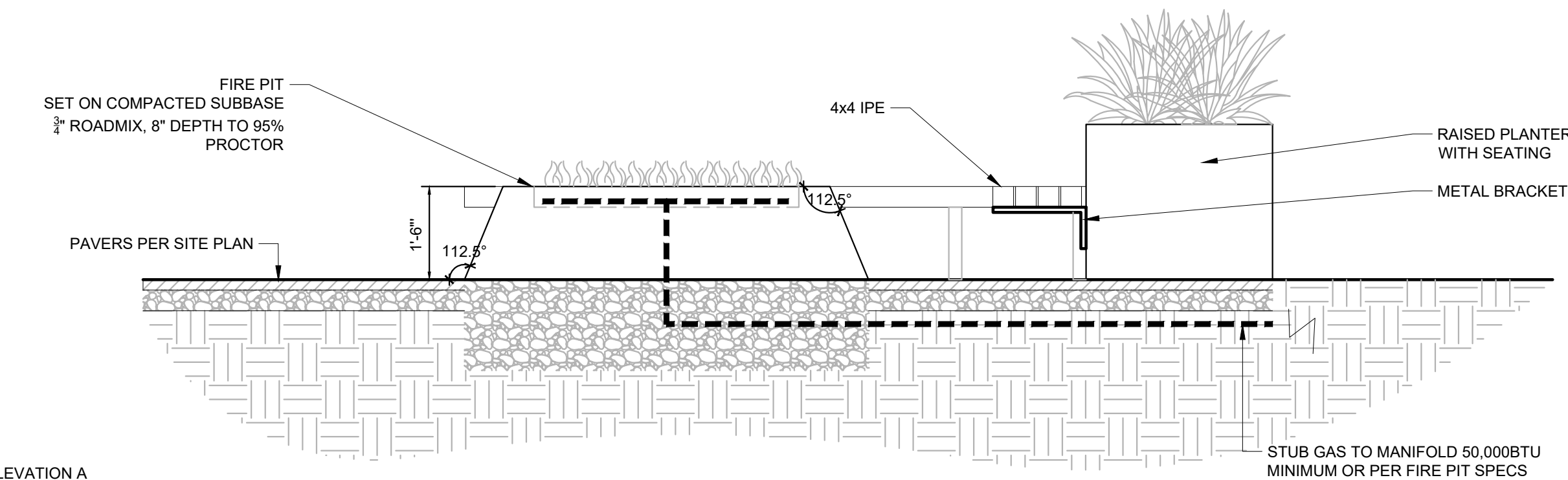


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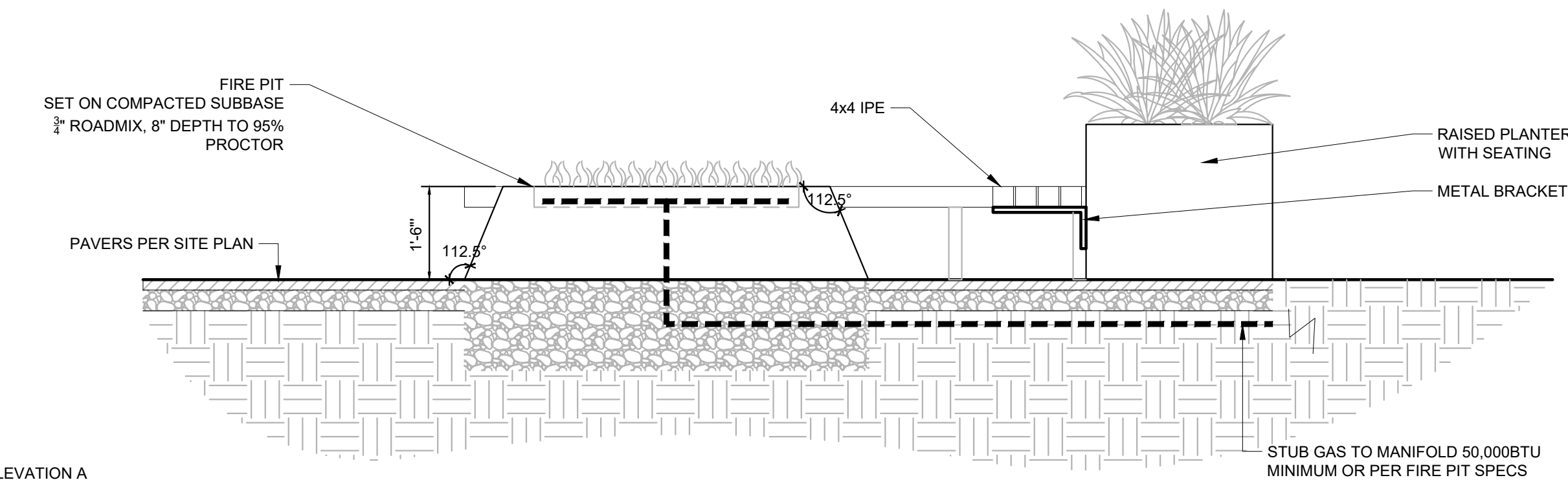


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P-CO-109



# ELEVATION A



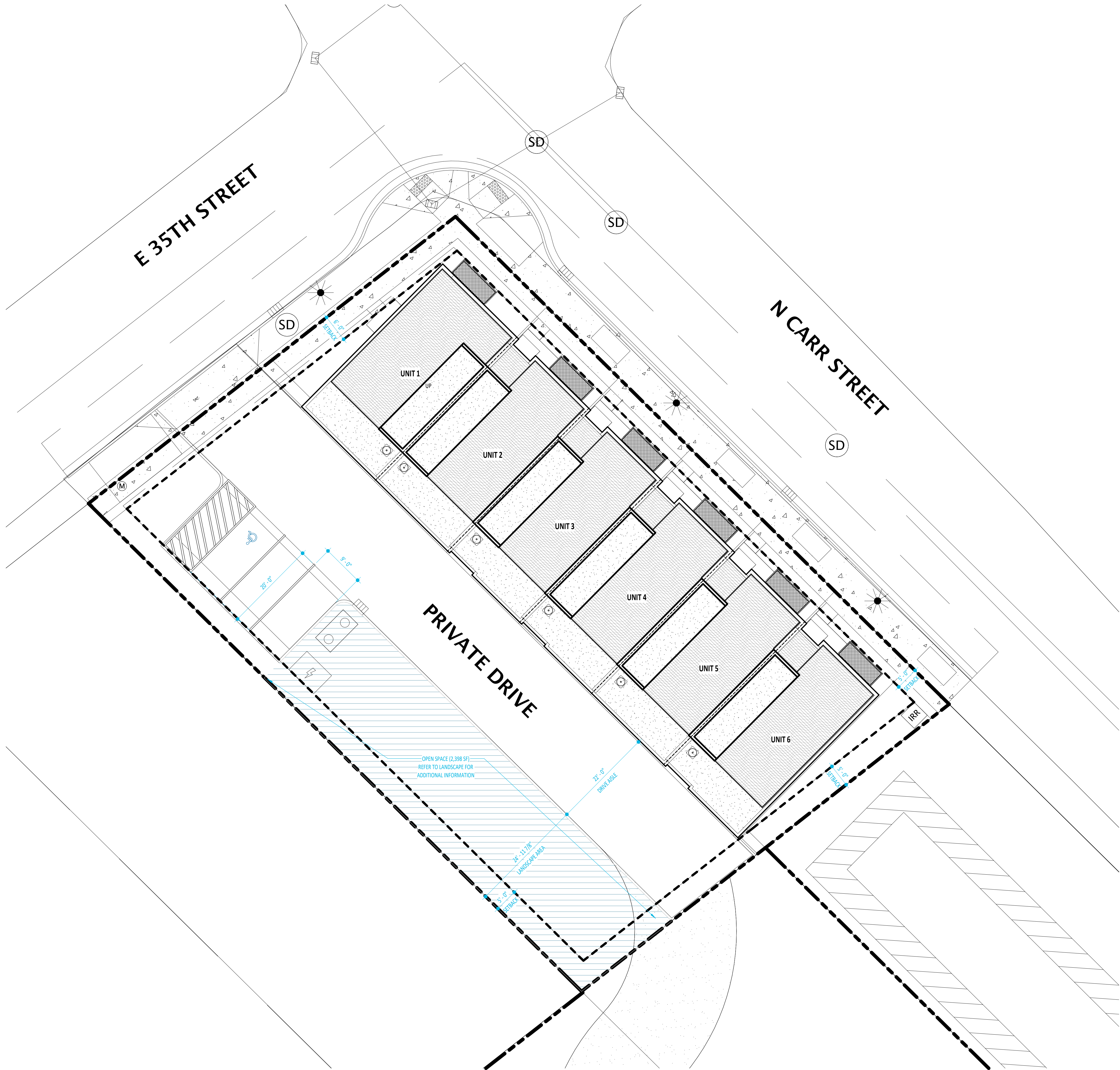
A

B

C

D

E





STAMP

**NOT FOR  
CONSTRUCTION**

PROJECT : SoUL - TOWNHOMES

213 & 215 F 35TH ST.

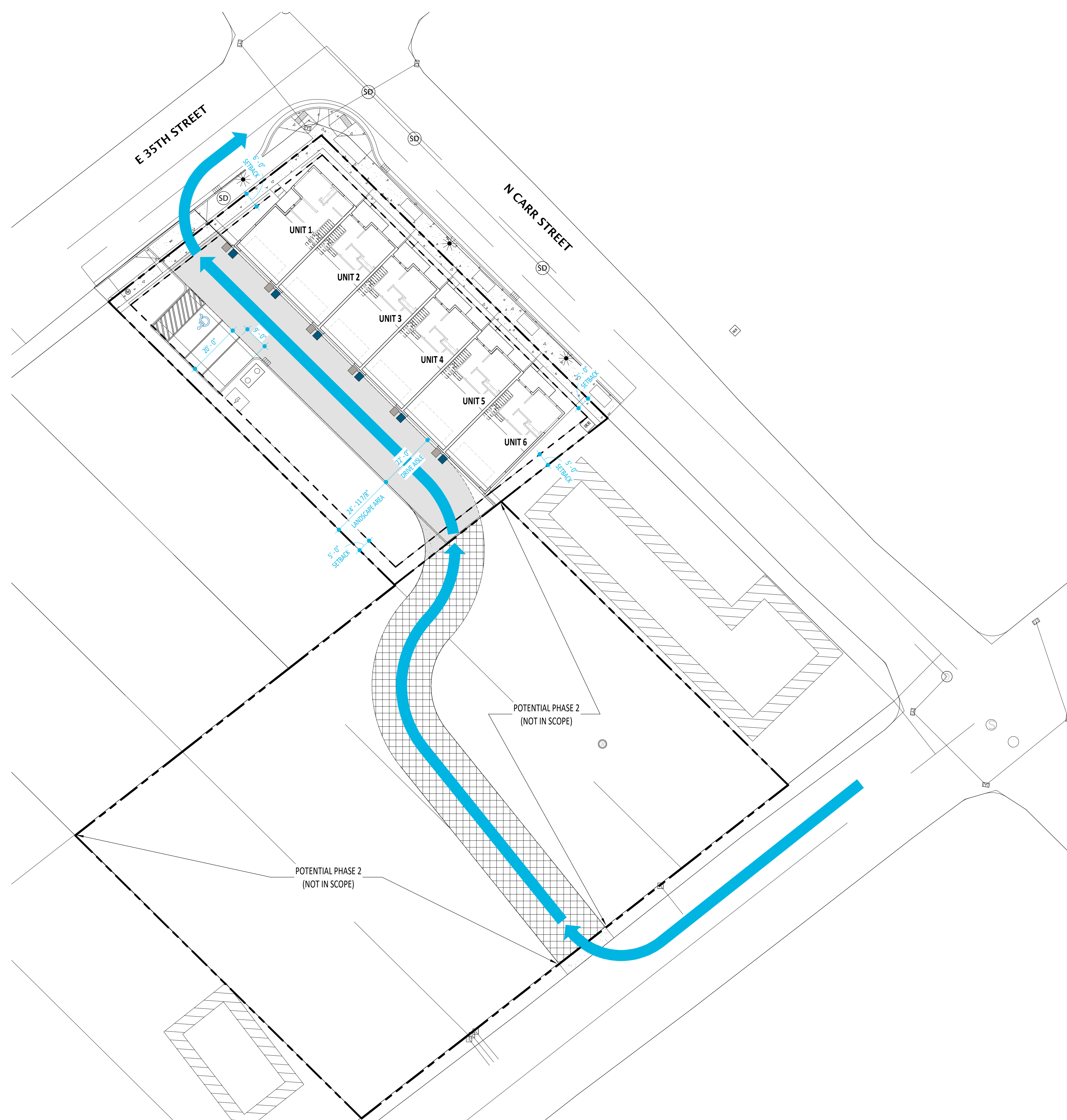
REVISIONS:  $\Delta$

PROJECT NO:	24-038
DATE:	6/13/2025
CHECKED BY:	IM
DRAWN BY:	AA

SHEET NAME :  
SITE PLAN - TRASH ACCESS  
DIAGRAM

SHEET NO :

A102



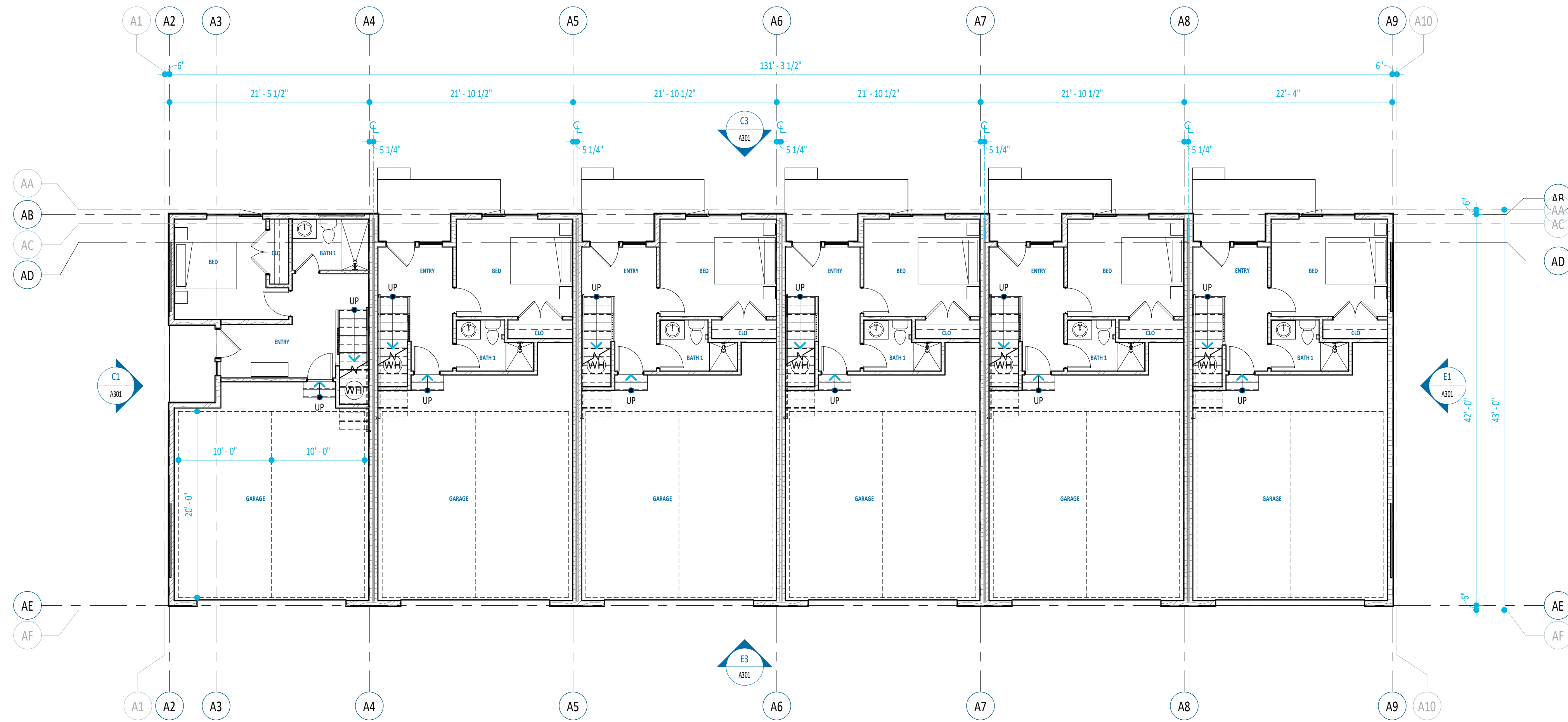
### LEGEND

DRAWING SET (STATUS)

**E3** | **SITE PLAN - TRASH ACCESS DIAGRAM**  
1" = 20'-0"

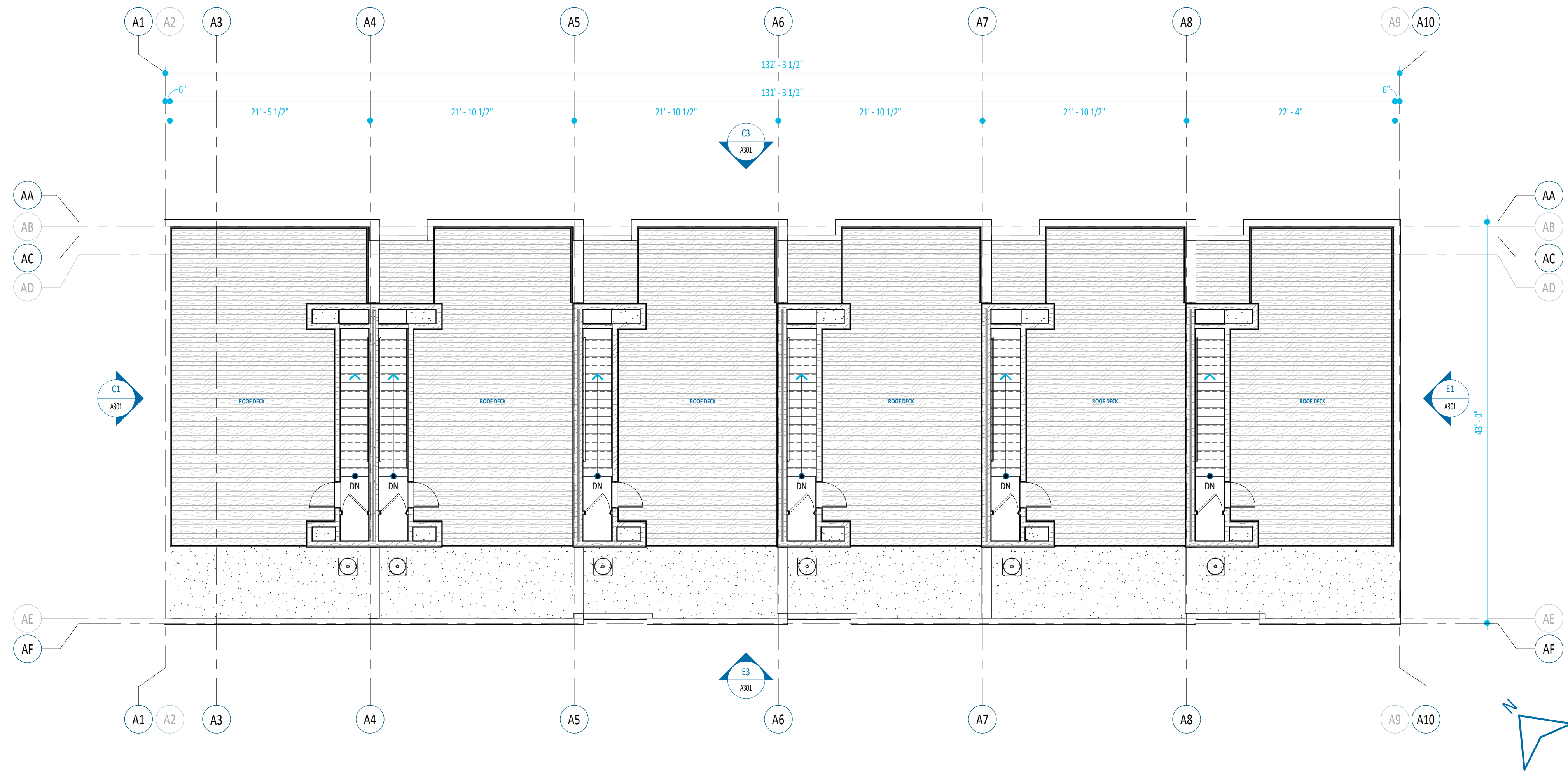


**C3** LEVEL 2-COMPOSITE FLOOR PLAN  
1/8" = 1'-0"

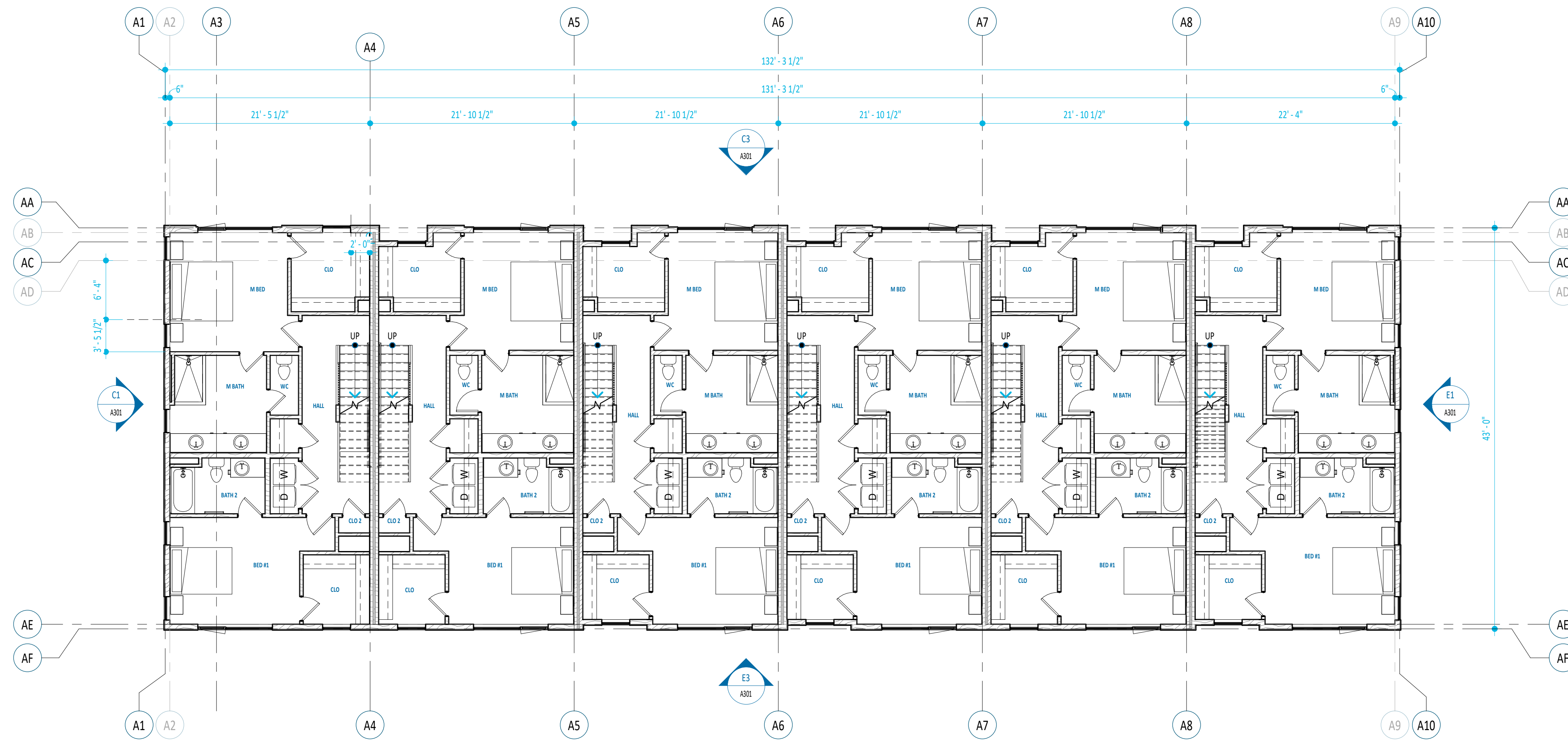


**E3** LEVEL 1-COMPOSITE FLOOR PLAN  
1/8" = 1'-0"





C3 ROOF PLAN  
1/8" = 1'-0"



E3 LEVEL 3-COMPOSITE FLOOR PLAN  
1/8" = 1'-0"



LEGEND

- BOARD & BATT  
COLOR TBD
- EIFS SYSTEM (1")  
FINISH TBD, COLOR TBD
- 1X6 SHIPLAP CEDAR SIDING  
FINISH TBD, STAIN COLOR TBD
- BLACK VINYL WINDOWS  
BASIS OF DESIGN: VPI ENDURANCE
- BLACK VINYL SLIDING DOOR  
BASIS OF DESIGN: TBD
- STEEL BOLT-ON BALCONY W/ STEEL GUARDRAIL  
BLACK POWDER COAT FINISH
- STEEL GUARDRAIL  
BLACK POWDER COAT FINISH
- STEEL PLATE AWNING  
BLACK POWDER COAT FINISH
- STEEL GARAGE OVERHEAD DOOR  
FINISH TBD
- ENTRANCE DOOR  
FINISH TBD

DRAWING SET (STATUS)

A

B

C



C1 Elevation 6 - a  
1/8" = 1'-0"



C3 EXTERIOR ELEVATION-NORTH  
1/8" = 1'-0"

D

E



E1 EXTERIOR ELEVATION-EAST  
1/8" = 1'-0"



E3 EXTERIOR ELEVATION-SOUTH  
1/8" = 1'-0"





3D VIEW - INTERSECTION AT 35TH & CARR ST

SCALE: NTS

**SoUL - TOWNHOMES**

DATE: 6/13/2025

PROJECT ADDRESS: 213 & 215 E 35TH ST.





3D VIEW - 35TH ST

SCALE: NTS

SoUL - TOWNHOMES

DATE: 6/13/2025

PROJECT ADDRESS: 213 & 215 E 35TH ST.







3D VIEW - CARR ST

SCALE: NTS

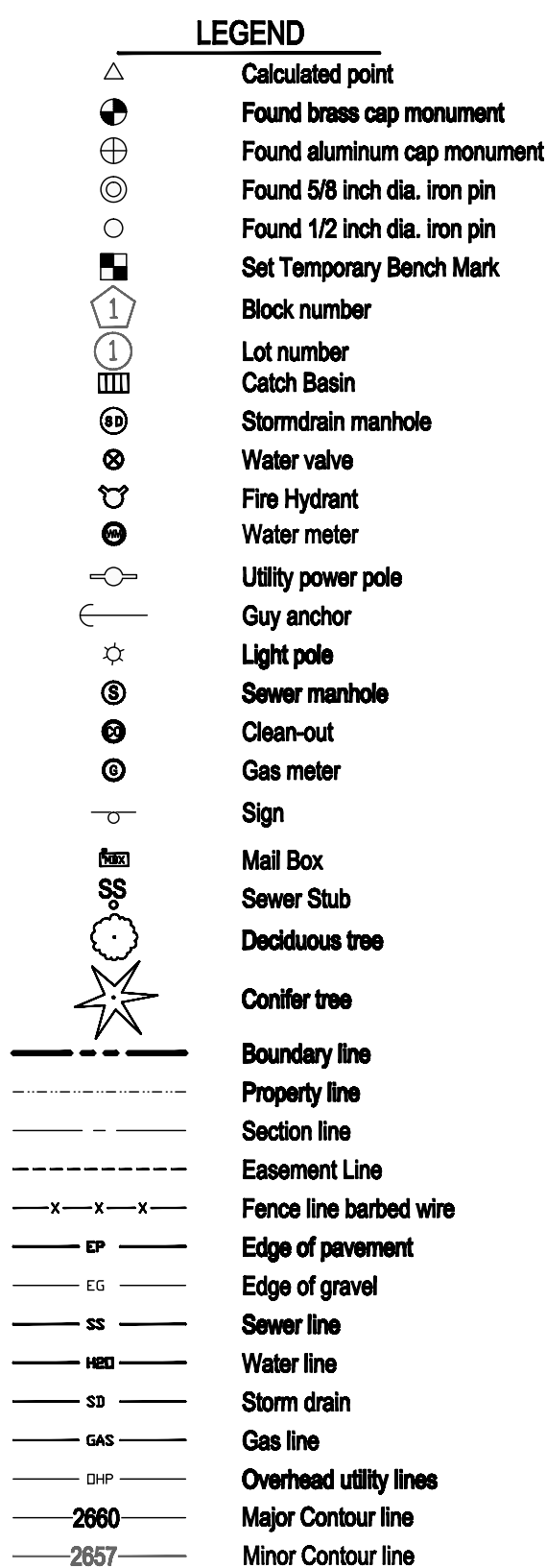
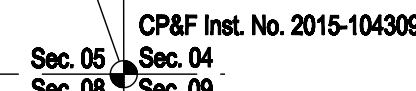
## SoUL - TOWNHOMES

DATE: 6/13/2025

PROJECT ADDRESS: 213 & 215 E 35TH ST.


pivot north

**T. 3 N., R. 2 E., B.M., CITY OF GARDEN CITY, ADA COUNTY, IDAHO**



- 1) All contours were derived from record data using GPS observations and are on NAVD 88 Datum.
- 2) Project Temporary Benchmark Elevation were established by GPS observations.
  - TBM #1 = Set 1/2" Inch Iron Pin, South of the intersection of N. Carr Street and E. 35th Street, ± 30' Southeast of a 20" deciduous tree, ± 11' Southwest of the South edge of pavement of N. Carr Street. EL = 2656.47'

1) Found 1/2 inch iron pin 25.27' from the centerline of E. 34th Street and 48.52' from the Eastern corner common to Lot 6 and 7 of Fairview Acres Subdivision No. 5. This point was not accepted into the boundary.

TITLE: TOPOGRAPHIC SURVEY LTS 4-7, 27 & 28, BLK 31, FAIRVIEW ACRES SUB. NO. 5, BK 11, PG 619, IN THE NE1/4, SEC 1/4, SEC 5, T.3N., R.2E., GARDEN CITY, ID				COMPASS LAND SURVEYING 623 11th Avenue South Nampa, ID 83651 (208) 442-0115 (208) 327-2106 Fax		CLIENT: BRIAN SHEPHERD		REVISIONS		No. BY DATE		DESCRIPTION	
DATE: 10/09/2020 DESIGNED BY: ANW CHECKED BY: RAG		DRAWING NO. 10620TOP0		JOB NO. 10620									
SHEET 1 OF 1													



**Ms. Hannah Ball  
Urban Land Development  
215 East 34th Street  
Garden City, ID 83714  
808-673-5815**

**Re: Limited Geotechnical Engineering Report  
Garden City Revitalization  
33rd, 34th, 35th, and 36th Streets  
Garden City, ID**

Dear Ms. Ball:

In compliance with your instructions, MTI has conducted a limited soils exploration for the above referenced development. Fieldwork for this investigation was conducted on 1 August 2018. The proposed development is in the southern portion of the City of Garden City, Ada County, ID, and occupies portions of the N½SE¼ and S½NE¼ of Section 5, Township 3 North, Range 2 East, Boise Meridian. This project will consist of construction of various revitalization developments. The project site consist of multiple properties along 33<sup>rd</sup>, 34<sup>th</sup>, 35<sup>th</sup>, and 36<sup>th</sup> Streets. This report is being provided to gather general soils information and groundwater information. MTI has not been informed of the proposed grading plan.

**Authorization**

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Ms. Hannah Ball of Urban Land Development to Jacob Schlador of Materials Testing and Inspection (MTI), on 27 July 2018. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Urban Land Development and MTI. Our scope of services for the proposed development has been provided in our proposal dated 19 July 2018.

**General Site Characteristics**

The proposed development consists of multiple properties that had relatively flat and level terrain. Throughout the majority of the site, surficial materials consist of silt-sand-gravel mixtures. A majority of the properties had vegetation consisting of mature trees, bunchgrass, and other native grass varieties typical of arid to semi-arid environments. A limited number of properties had no vegetation on the site at the time of our investigation and many of the properties had existing buildings on the site.

Regional drainage is north and west toward the Boise River. Stormwater drainage for each site is achieved by percolation through surficial soils. The project sites are situated so that it is unlikely that they will receive any stormwater drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project sites but were noted in the form of drop inlets along 33<sup>rd</sup>, 34<sup>th</sup>, 35<sup>th</sup>, and 36<sup>th</sup> Streets.



## Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-10. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

## Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within fifteen feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Enclosures** section. Results of field and laboratory tests are also presented in the **Enclosures** section. MTI recommends that these logs not be used to estimate fill material quantities.

## Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found on the accompanying logs located in the **Enclosures** section. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

## Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Enclosures** section.

Surficial materials predominately consisted of silt-sand-gravel fills and silty sand sediments. Silt-sand-gravel fills were encountered in test pits 1, 2, 6, 7, and 8. These fills were brown to light brown, dry to slightly moist, medium dense to dense, and contained fine to coarse-grained sand, fine to coarse gravel, and 7-inch-minus cobbles. Debris and organic materials were encountered in a limited number of the test pits to a depth of approximately 1.0 feet bgs. Silty sands were encountered at ground surface and beneath the fill materials in test pits 1 and borderline sandy silts/silty sands were encountered in test pit 7. Sandy silts and silty sands were dark brown, brown, and light brown, dry to slightly moist, stiff to very stiff/medium dense to dense, and contained fine to coarse-grained sand.





Underlying the fills in test pit 2 were poorly graded sand with silt sediments. Poorly graded sands with silt were brown to light brown, dry, dense to very dense, and contained fine to medium-grained sand and intermittent coarse-grained sand. At depth within the test pits were poorly graded gravel and sand sediments. Poorly graded gravels and sands were light brown to yellowish brown, dry to saturated, loose to dense, and contained fine to coarse-grained sand, fine to coarse gravel, and 12-inch-minus cobbles.

Competency of test pit walls varied little across the site. In general, fine grained soils remained stable while more granular sediments readily sloughed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

### **Groundwater**

During this field investigation, groundwater was encountered in test pits at depths ranging from 8.8 to 11.9 feet bgs. Soil moistures in the test pits were generally dry to slightly moist within surficial soils. Within the poorly graded gravels with sand, soil moistures graded from dry to saturated as the water table was approached and penetrated. In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River. Maximum groundwater elevations likely occur during late spring to early summer runoff season. During previous investigations performed in May 2013, March 2015, April 2015, August 2016, and August 2017 within approximately ¼-mile surrounding the project sites, groundwater was encountered within numerous test pits at depths ranging from 9.2 to 11.2 feet bgs.

Based on evidence of this investigation and background knowledge of the area, MTI estimates groundwater depths to remain greater than approximately 7 feet bgs throughout the year. This depth can be confirmed through long-term groundwater monitoring. However, as the site is heavily influenced by the Boise River, flooding or near flooding conditions will result in temporarily higher groundwater elevations.

### **Soil Infiltration Rates**

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, sandy silt soils will commonly exhibit infiltration rates from 2 to 4 inches per hour. Silty sand and poorly graded sand with silt sediments usually display rates of 4 to 8 inches per hour. Poorly graded gravel and sand sediments typically exhibit infiltration values in excess of 12 inches per hour. Infiltration testing is generally not required within these sediments because of their free-draining nature.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded gravel and sand sediments. Excavation depths ranging from 0.9 to 4.7 feet bgs should be anticipated to expose these poorly graded gravel and sand sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.



## **Warranty and Limiting Conditions**

MTI warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

### **Exclusive Use**

**This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants (“Client”).** Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection (“Consultant”). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

### **Report Recommendations are Limited and Subject to Misinterpretation**

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, MTI should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and MTI should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

☐ Environmental Services    ☐ Geotechnical Engineering    ☐ Construction Materials Testing    ☐ Special Inspections

This report is also limited to information available at the time it was prepared. In the event additional information is provided to MTI following publication of our report, it will be forwarded to the client for evaluation in the form received.

### **Environmental Concerns**


Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, MTI can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.


### **General Comments**

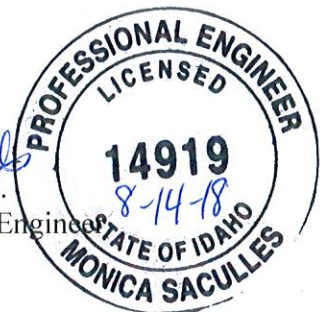
Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed development, consultation with MTI must be arranged as supplementary recommendations may be required. Often, questions arise concerning soil conditions because of design and construction details that occur on a project. MTI would be pleased to continue our role as geotechnical engineers during project implementation. Additionally, MTI can provide materials testing and special inspection services during construction of this project. If you will advise us of the appropriate time to discuss these engineering services, we will meet with you at your convenience.

MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,  
**Materials Testing & Inspection**

  
Jacob Schlador, E.I.T.  
Staff Engineer

Reviewed by:   
Monica Saculles, P.E.  
Senior Geotechnical Engineer



Enclosures:  
*Geotechnical General Notes*  
*Geotechnical Investigation Test Pit Logs*  
*Vicinity Map*  
*Site Map*



### GEOTECHNICAL GENERAL NOTES

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION			
Coarse-Grained Soils	SPT Blow Counts (N)	Fine-Grained Soils	SPT Blow Counts (N)
Very Loose:	< 4	Very Soft:	< 2
Loose:	4-10	Soft:	2-4
Medium Dense:	10-30	Medium Stiff:	4-8
Dense:	30-50	Stiff:	8-15
Very Dense:	>50	Very Stiff:	15-30
		Hard:	>30

Moisture Content	
Description	Field Test
Dry	Absence of moisture, dusty, dry to touch
Moist	Damp but not visible moisture
Wet	Visible free water, usually soil is below water table

Cementation	
Description	Field Test
Weakly	Crumbles or breaks with handling or slight finger pressure
Moderately	Crumbles or breaks with considerable finger pressure
Strongly	Will not crumble or break with finger pressure

PARTICLE SIZE					
Boulders:	>12 in.	Coarse-Grained Sand:	5 to 0.6 mm	Silts:	0.075 to 0.005 mm
Cobbles:	12 to 3 in.	Medium-Grained Sand:	0.6 to 0.2 mm	Clays:	<0.005 mm
Gravel:	3 in. to 5 mm	Fine-Grained Sand:	0.2 to 0.075 mm		

UNIFIED SOIL CLASSIFICATION SYSTEM			
Major Divisions		Symbol	Soil Descriptions
Coarse-Grained Soils <50% passes No.200 sieve	Gravel & Gravelly Soils <50% coarse fraction passes No.4 sieve	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils >50% coarse fraction passes No.4 sieve	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine Grained Soils >50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content





**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-1      **Date Advanced:** 1 Aug 2018      **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.624853

**Longitude:** -116.236043

**Depth to Water Table:** 9.0 Feet bgs

**Total Depth:** 9.2 Feet bgs

**Notes:** Test pit was advanced at 300 E 34<sup>th</sup> Street.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-0.8	Silty Sand with Gravel Fill (SM-FILL): <i>Brown to light brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand and fine to coarse gravel.</i> <i>--Organics encountered throughout.</i>				
0.8-3.9	Silty Sand (SM): <i>Dark brown to brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.</i> <i>--Organics encountered to a depth of 1.5 feet bgs and limited tree root organics encountered to 3.0 feet bgs.</i>				
3.9-9.2	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 10-inch-minus cobbles.</i>				



**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-2      **Date Advanced:** 1 Aug 2018      **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.625184

**Longitude:** -116.235547

**Depth to Water Table:** 9.1 Feet bgs

**Total Depth:** 9.7 Feet bgs

**Notes:** Test pit was advanced at 306 E 34<sup>th</sup> Street.  
Piezometer installed to a depth of 9.7 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-1.6	Silty Gravel with Sand Fill (GM-FILL): <i>Light brown, dry, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 7-inch-minus cobbles.</i>				
1.6-4.0	Poorly Graded Sand with Silt (SP-SM): <i>Brown to light brown, dry, dense to very dense, with fine to medium-grained sand and intermittent coarse-grained sand.</i>				
4.0-9.7	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 9-inch-minus cobbles.</i>				

### GEOTECHNICAL INVESTIGATION TEST PIT LOG

**Test Pit Log #:** TP-3      **Date Advanced:** 1 Aug 2018      **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.624234

**Longitude:** -116.236388

**Depth to Water Table:** 8.9 Feet bgs

**Total Depth:** 9.5 Feet bgs

**Notes:** Test pit was advanced at 209 E 34<sup>th</sup> Street.  
Piezometer installed to a depth of 9.5 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-3.9	Silty Sand (SM): <i>Brown, dry, medium dense to dense, with fine to medium-grained sand. --Organics to a depth of 1.0 foot bgs.</i>				
3.9-4.7	Poorly Graded Sand with Gravel (SP): <i>Light brown, dry to slightly moist, medium dense, with fine to coarse-grained sand and fine to coarse gravel.</i>				
4.7-9.5	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 10-inch-minus cobbles.</i>				



**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-4    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.624202

**Longitude:** -116.235746

**Depth to Water Table:** 8.8 Feet bgs

**Total Depth:** 9.4 Feet bgs

**Notes:** Test pit was advanced at 215 E 34<sup>th</sup> Street.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-2.8	Silty Sand (SM): <i>Dark brown to brown, dry to slightly moist, medium dense to dense, with fine to coarse-grained sand.</i> <i>--Thin layer of poorly graded gravel fill was encountered at ground surface.</i> <i>--Limited tree root organics encountered to a depth of 2.5 feet bgs.</i>	GS	1.0-1.5		A
2.8-9.4	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 12-inch-minus cobbles.</i>				

Lab Test ID	M	LL	PI	Sieve Analysis				
-	%	-	-	#4	#10	#40	#100	#200
A	8.1	NP	NP	96	96	87	47	35.0





**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-5      **Date Advanced:** 1 Aug 2018      **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.624893

**Longitude:** -116.236877

**Depth to Water Table:** 9.5 Feet bgs

**Total Depth:** 10.2 Feet bgs

**Notes:** Test pit was advanced at 215 35<sup>th</sup> Street.  
Piezometer installed to a depth of 10.2 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-2.5	Silty Sand (SM): <i>Brown to light brown, dry, medium dense to very dense, with fine to medium-grained sand.</i> <i>--Limited organics encountered to a depth of 2.0 feet bgs.</i>				
2.5-10.2	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 12-inch-minus cobbles.</i>				



**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-6    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service    **Location:** See Site Map Plates

**Latitude:** 43.624063    **Longitude:** -116.237427

**Depth to Water Table:** 10.1 Feet bgs    **Total Depth:** 10.8 Feet bgs

**Notes:** Test pit was advanced at 202 E 34<sup>th</sup> Street.  
Piezometer installed to a depth of 10.8 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-3.0	Silty Sand Fill (SM-FILL): <i>Light brown, dry, medium dense to dense, with fine to coarse-grained sand and intermittent fine to coarse gravel.</i> <i>--Tree roots and wood debris encountered throughout.</i>				
3.0-10.8	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 9-inch-minus cobbles.</i>				



**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-7    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.623087

**Longitude:** -116.237989

**Depth to Water Table:** 11.9 Feet bgs

**Total Depth:** 12.4 Feet bgs

**Notes:** Test pit was advanced at 109 E 34<sup>th</sup> Street.  
Piezometer installed to a depth of 12.4 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-1.1	Silty Gravel with Sand Fill (GM-FILL): <i>Brown, dry, medium dense to dense, with fine to coarse-grained sand and fine to coarse gravel.</i>				
1.1-4.5	Borderline Sandy Silt/Silty Sand (ML/SM): <i>Dark brown to brown, dry to slightly moist, stiff to very stiff/medium dense to dense, with fine to coarse-grained sand.</i> <i>--An abandoned water line was encountered at a depth of 3.5 feet bgs on the west side of the test pit.</i>	GS	2.0-2.5		B
4.5-12.4	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 8-inch-minus cobbles.</i>				

Lab Test ID	M	LL	PI	Sieve Analysis				
-	%	-	-	#4	#10	#40	#100	#200
B	12.4	26	2	85	83	74	62	49.3



**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-8      **Date Advanced:** 1 Aug 2018      **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.623040

**Longitude:** -116.237233

**Depth to Water Table:** Not Encountered

**Total Depth:** 3.0 Feet bgs

**Notes:** Test pit was advanced on 118 E 33<sup>rd</sup> Street.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-0.9	Silty Sand with Gravel Fill (SM-FILL): <i>Brown to light brown, dry, medium dense to dense, with fine to coarse-grained sand and fine to coarse gravel. --Organics encountered throughout.</i>				
0.9-6.0	Poorly Graded Gravel with Sand (GP): <i>Light brown to yellowish brown, dry to slightly moist, loose to medium dense, with fine to coarse-grained sand, fine to coarse gravel, and 6-inch-minus cobbles.</i>				



**MAP NOTES:**

- Delorme Street Atlas
- Not to Scale

**LEGEND**

Approximate Site  
Location



Site Location

**Garden City Revitalization**

33rd, 34th, 35th, and 36th Street  
Garden City, ID

Modified from DeLorme by: JBS  
10 August 2018  
Drawing: B181185g



**MATERIALS  
TESTING &  
INSPECTION**

2791 S. Victory View Way  
Boise, ID 83709-2835

Phone: 208 376-4748  
Fax: 208 322-6515  
E-mail: mti@mti-id.com





## NOTES:

- Not to Scale

## LEGEND

Approximate Site Boundary



Approximate MTI Test Pit Location



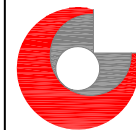
Approximate MTI Test Pit Location with Piezometer



## Garden City Revitalization

33rd, 34th, 35th, and 36th Streets  
Garden City, ID

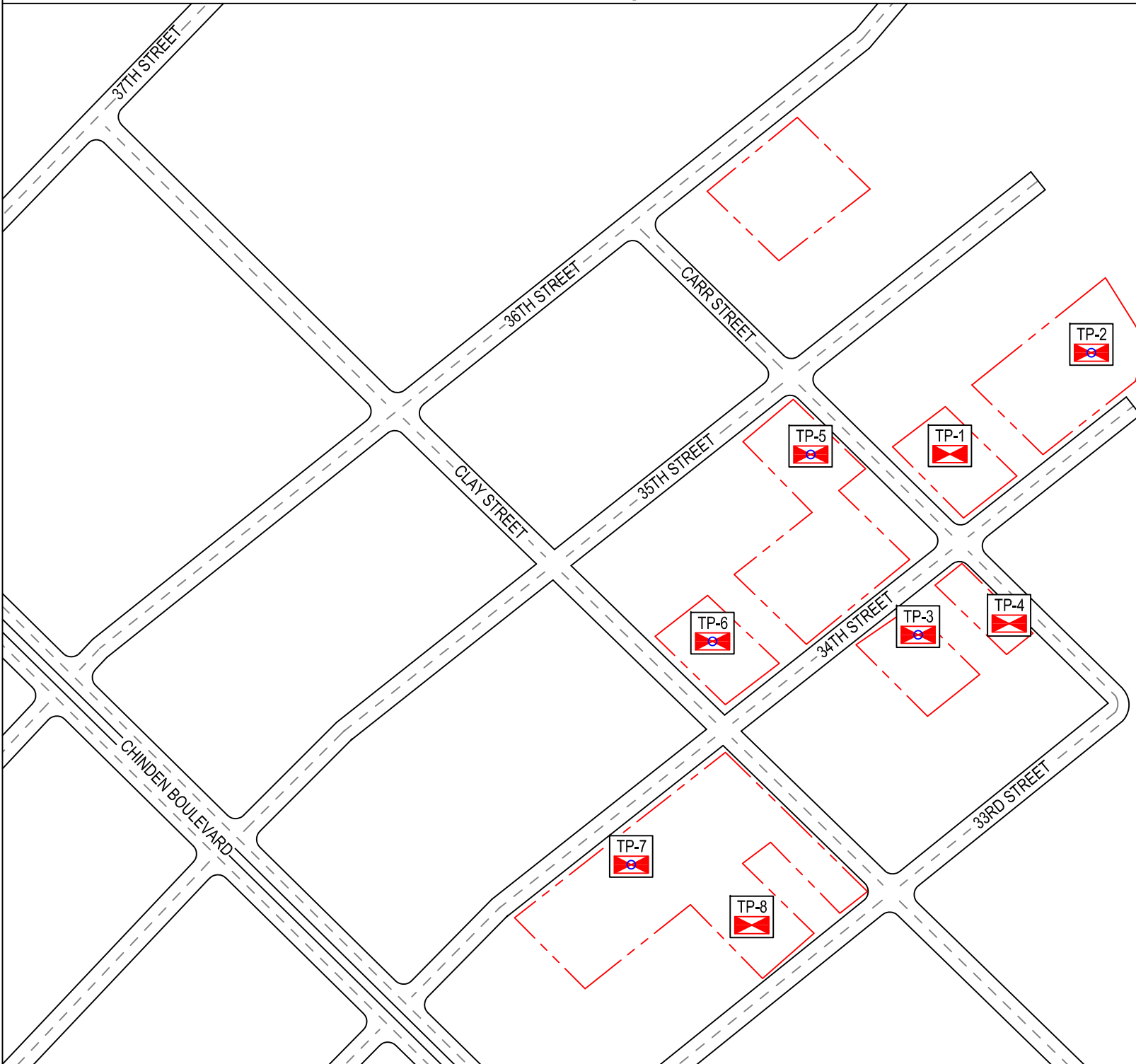
Drawn by: JBS  
10 August 2018  
Drawing: B181185g



**MATERIALS  
TESTING &  
INSPECTION**

2791 S. Victory View Way  
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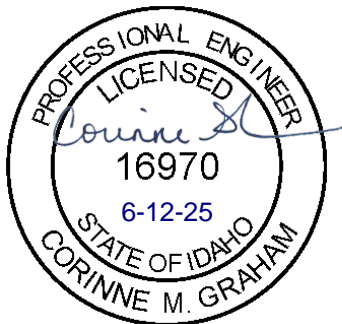
Phone: 208 376-4748  
Fax: 208 322-6515  
E-mail: [mti@mti-id.com](mailto:mti@mti-id.com)



NATURAL HAZARD AND RESOURCES ANALYSIS  
FOR

SHAVASANA URBAN LIVING SUBDIVISION

213 & 215 E. 35<sup>th</sup> Street  
GARDEN CITY, IDAHO



PREPARED BY:  
CORINNE M GRAHAM, PE  
June 12, 2025



PO BOX 6059  
BOISE, ID 83707  
(208) 946-3874  
cgraham@cswengineering.com



## **INTRODUCTION**

The proposed Shavasana Urban Living Subdivision is located at the south corner of E. 35<sup>th</sup> and Carr Streets in Garden City, ID. The existing site is 0.34 acres and consists of two previously platted town lots. The existing project site is currently vacant land.

The proposed residential development will consist of 6 buildable lots and one common lot containing the private drive, underground utilities and storm drain facilities, and landscaped common area.

## **NATURAL HAZARD AND RESOURCES ANALYSIS**

The site has historically been utilized for residential use. Previously, there was a residential dwelling on the site. The existing residence has been demolished and the land has been left vacant for several years.

A few isolated trees exist on site that will be removed prior to development. Because they are not clustered closely together and are close to existing residences, these trees are not expected to provide significant habitat for wildlife. New trees planted within the proposed development are expected to mitigate for any loss of habitat for small birds and animals that currently exists on site.

At its nearest point, the site sits approximately 350 feet from the Boise River. Because of gravel soils that underlie the site, groundwater levels fluctuate based on river conditions. No storm drain facilities currently exist on site. Storm drain storage and treatment will be constructed with the new development, allowing for recharge of groundwater levels and reduction of pollutants and contaminants that could make their way into the Boise River. The proposed development is anticipated to improve water quality and groundwater conditions on the site.

The currently adopted FEMA FIRM panel for this area indicates the site lies within a Zone X floodplain. However, Garden City has indicated that future changes to the base flood elevations in the vicinity of the project site are likely to change and could potentially rise. The finished floor elevations of the proposed buildings will be elevated approximately one foot from current conditions. This is expected to alleviate the risks associated with potential flooding of the Boise River for flood depths less than one foot on the project site.

## **CONCLUSION**

The proposed development is expected to have negligible impacts to natural resources that currently exist on site. Appropriate planning and construction practices will help alleviate risks associated with storm water pollution and flooding of the Boise River. Erosion control and best management practices are recommended to reduce the potential for pollution of storm water runoff during construction.



## **STATEMENT OF INTENT FOR DEDICATIONS AND EASEMENTS**

### **SHAVASANA URBAN LIVING SUBDIVISION, GARDEN CITY, IDAHO**

#### **PUBLIC RIGHT-OF-WAY**

Additional public road right-of-way is not required along N. Carr Street or E. 35<sup>th</sup> Street. The current public street right-of-way is 50' (25' half-width) along these streets.

A public right-of-way sidewalk easement for the benefit of ACHD will be provided along N. Carr Street and E. 35<sup>th</sup> Street between the property boundary and a line 2' behind the proposed back of sidewalk.

#### **SEWER/WATER**

A 20' wide sanitary sewer easement will be dedicated to Garden City Public Works on Lot 7 Block 1 for the purpose of accessing and maintaining the public sewer infrastructure.

#### **INGRESS/EGRESS/EMERGENCY ACCESS**

A shared use easement will be dedicated on Lot 7 Block 1 for the purpose of ingress and egress for Lot Owners and for public services such as trash collection and emergency services (police, fire, medical). A blanket public utility easement will also be granted across Lot 7 Block 1.



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

June 12, 2025

Subject: Ability to Provide Fire Flows

**Fire Flow Information:**

Address fire flow requested for: 213-215 E 35<sup>th</sup> Street

Fire hydrant serving this address: Hydrant #2032

Fire flow Garden City is able to provide is 1500 gpm at 20 psi residual for 2 hours.

**Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1500 gpm

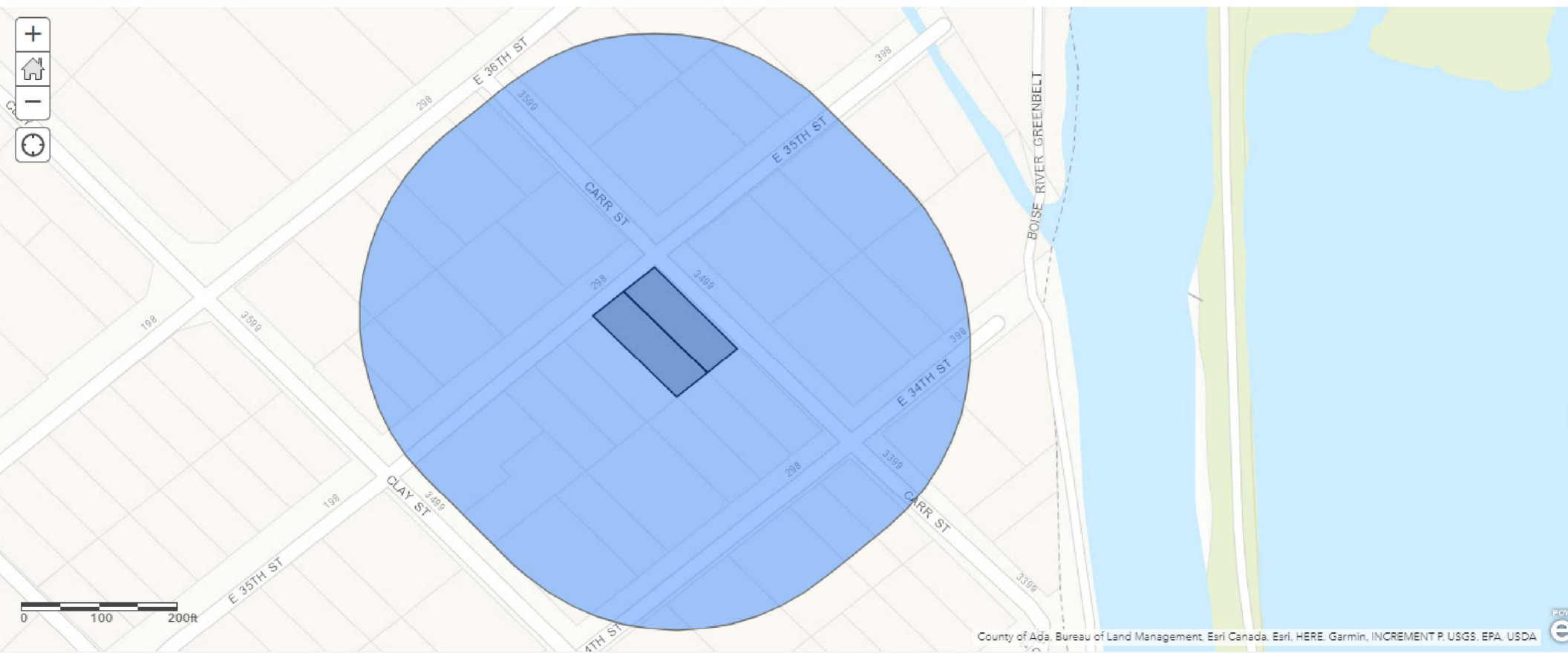
For questions, please contact the Garden City permitting desk at 472-2921.

Sincerely,

*Chad Vaughn*

Garden City Public Works Water Division

cc:  
Applicant  
File



PARCELS with Owners 02122025 (Features: 2, Selected: 0)

PARCEL	PROPYEAR	PRIMOWNER	LASTNM	SECOWNER	ADDCONCAT	ADDSTNUM	ADDPREDIR	ADDSTNM	ADDSTTYPE
R2734540770	2025	SOUL34 LLC	SOUL34		5301 E QUARTERPATH CT	5301	E	QUARTERPATH	CT
R2734540790	2025	SOUL34 LLC	SOUL34		5301 E QUARTERPATH CT	5301	E	QUARTERPATH	CT

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734540335	ROBERTS JENNIFER PAIGE	1033 ELKGROVE AVE APT 2	VENICE, CA 90291-0000
R2734540320	KARN KENNETH MAYNARD & JOANN C FAMILY TRUST 3/28/1996	1217 SILENT SUNSET AVE	NORTH LAS VEGAS, NV 89084-0000
R1535000080	HARDING HOMES 1 INC	1405 N PROMONTORY RD	BOISE, ID 83702-0000
R2734540280	BASEL MICHAEL G IRREVOCABLE GRANTOR TRUST 11/13/24	1699 E LAURELWOOD DR	EAGLE, ID 83616-0000
R1535000060	COMAROTO PAUL JOSEPH	1719 FERNWOOD WAY	BELMONT, CA 94002-0000
R2734540220	PHAM ANDY VAN	1730 S JUNIPER ST	NAMPA, ID 83686-0000
R2734541460	WILKE DOROTHY E REVOCABLE TRUST 08/24/23	1828 BRIDGEVIEW BLVD UNIT 20	TWIN FALLS, ID 83301-0000
R2734540655	D.A.Y. LLC	1866 S THACKER RD	HAMMETT, ID 83627-0000
R2734540820	GOODWIN THOMAS	19319 N EAGLESTONE PL	BOISE, ID 83714-0000
R1535000120	CONN FAMILY LIVING TRUST 05/21/2020	205 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734540810	ISLEY BELINDA	207 E 35TH ST UNIT 102	BOISE, ID 83714-0000
R2734540765	LARRY'S LLC	214 E 34TH ST	GARDEN CITY, ID 83714-0000
R2734541395	BALL HANNAH	215 E 34TH ST	GARDEN CITY, ID 83714-0000
R2734540301	GEDDES TODD W	215 E 36TH ST	GARDEN CITY, ID 83714-6524
R2734540701	BULICK MICHAEL KIRK TRUST 07/12/2001	2202 DUNHAVEN ST	SAN DIEGO, CA 92110-0000
R1535000020	WUEBBLES ALAN	221 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734540260	BROOKSOURCE DEVELOPMENT LLC	225 N 9TH ST # 530	BOISE, ID 83702-0000
R2734540325	YOON STACIA	233 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734540315	HALLOCK JARED RIAN	249 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734541422	HONDO CARR LLC	2726 ARIANE DR UNIT 45	SAN DIEGO, CA 92117-0000
R2734540385	300 EAST 35TH LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540507	CARR36 LLC	305 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734540680	SMITH JACK	307 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540401	SPEARS KIM	308 E 35TH ST	GARDEN CITY, ID 83714-0000
R1535000100	SG OWENS LLC	317 MALCOLM AVE	BELMONT, CA 94002-0000
R2734540230	THISTLE KANE	3233 E DOWLING MILL CT	BOISE, ID 83706-0000
R2734541445	PEDALTO LLC	3400 N PLATATION RIVER DR	GARDEN CITY, ID 83703-0000
R2734540832	TEMPLE PATRICK AARON	3424 N CLAY ST APT 3	GARDEN CITY, ID 83714-5018
R2734540240	WIRKUS KARL E	3608 N PROSPECT WAY	GARDEN CITY, ID 83714-0000
R2734541425	CASAALURA LLC	3748 N WILLOWBAR LN	GARDEN CITY, ID 83714-0000
R2734540720	BOLTIZAR RICHARD TRUST 08/10/2022	412 W OFARRELL ST	BOISE, ID 83702-0000
R1311350440	CASINO BEACH LLC	424 E THURMAN MILL ST	GARDEN CITY, ID 83714-0000
R2734540800	CHILDRESS INVESTMENT PROPERTIES LLC	5072 N MARSH AVE	BOISE, ID 83714-0000
R2734540790	SOUL34 LLC	5301 E QUARTERPATH CT	BOISE, ID 83716-0000
R2734540525	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734540361	NEOS 36TH ST LLC	PO BOX 1553	BOISE, ID 83701-0000

May 30, 2025

**RE: Neighborhood Meeting Notice for Project in your Neighborhood**

Residents of Garden City,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

**Meeting Date:** Friday, June 13<sup>th</sup>, 2025  
**Meeting Time:** 5:30pm  
**Meeting Location:** Project Site  
215 E 35<sup>th</sup> St.  
Garden City, ID 83714

**Project Summary:** We are proposing a project that will include 6 new for-sale townhomes with 3-bedroom floor plans. We plan to bring a new and exciting development building upon the walkable, urban community present in this area of Garden City. The applications to the city will consist of a Land Division and Planned Unit Development.

If you would like to contact us ahead of the meeting, please feel free to reach us at [ian@pivotnorthdesign.com](mailto:ian@pivotnorthdesign.com) or 208.690.3108. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting. Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,



Ian McLaughlin, AIA  
Project Manager Lead  
Pivot North Architecture

Those who have standing may appeal the decision, provided that written comment is received by the city at least seven days prior to the consultation. Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the city with the following information to the city via email [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party \_\_\_\_ Yes \_\_\_\_ No

I wish to have the ability to appeal \_\_\_\_ Yes \_\_\_\_ No

Name:

Email:

Physical Address:

Which design elements are of concern:

\_\_\_\_\_ Massing

\_\_\_\_\_ Architectural elements

\_\_\_\_\_ Connectivity

\_\_\_\_\_ Landscaping

\_\_\_\_\_ Water features

\_\_\_\_\_ Site layout

\_\_\_\_\_ Other

Please elaborate:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





AERIAL VIEW LOOKING NORTH - TOP LEVEL

## Neighborhood Meeting Sign-in Sheet Template

Day: Friday

Date: June 13, 2025

Time: 5:30 PM

Project Synopsis: **SoUL Townhomes, 213 & 215 E 35th St., Garden City, ID 83714**

**Information must be written in block letters and in legible handwriting.**

**Example:** Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

[illegible]

June 13, 2025

**Garden City - Planning & Zoning Commission**  
6015 Glenwood Street  
Garden City, Idaho 83714

**RE:     Verification of Neighborhood Meeting**

Garden City Planning Department,

*This letter is to verify that a Neighborhood Meeting was held at the time and location listed below as required by Garden City Code. Please see corresponding neighborhood meeting sign-in sheet for attendees.*

**Purpose:**       Review proposed six unit townhomes development and corresponding Land Division and Planned Unit Development applications.

**When:**         Friday June 13, 2025  
5:30 pm – 6:30 pm MDT

**Where:**        215 E 35th St.  
Garden City, ID 83714

*Please let me know if any additional information is needed.*

Thank you,



Ian McLaughlin, AIA  
Project Manager  
Pivot North Architecture



6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208 - 472-2921 ■ Fax 208 - 472-2926 ■  
www.gardencityidaho.org

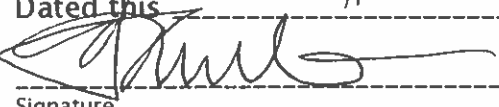
## Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

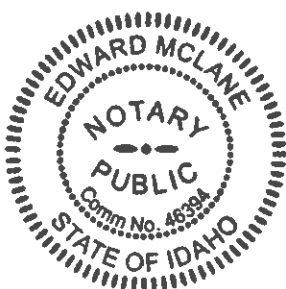
I, SoUL34, LLC 5301 E Quarterpath Ct  
Name Address of Owner  
(must be primary owner as noted in Ada County Assessor's records.  
If the primary owner is a business write the business name)  
Bosie ID, 83716  
City State and Zip


Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Pivot North Architecture,  
Name of Applicant  
to submit the accompanying application pertaining to 213 & 215 E 35th St.,  
Garden City Idaho, 837 14 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 11th day of June, 2021  
  
Signature Printed Name  
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.



  
Notary Public for Idaho  
Residing at: Lampson County, ID  
My Commission expires 2-8-2030

*Garden City - Planning & Zoning Commission  
6015 Glenwood Street  
Garden City, Idaho 83714*

**RE:     *Irrigation/ Ditch Company Information***

*Garden City Planning Department,*

*The SoUL development team has been in contact with Jason Jones, President of the FALWUA Board of Directors. We are in the process of coordinating with their application and reviewal procedures. If other information is required please let me know.*

*Thank you,*



*Ian McLaughlin, AIA  
Project Manager  
Pivot North Architecture*

June 16, 2025

**Garden City - Planning & Zoning Commission**  
6015 Glenwood Street  
Garden City, Idaho 83714

**Land Division & PUD Applications**  
**Waiver Request of Application Materials for SoUL**

*The items we're requesting a waiver for are as follows:*

1. **Lighting Plan:** *We request this requirement be made a condition of approval as we continue to develop the project design and incorporate feedback from the design review consultation. These factors will influence the final lighting design.*
2. **Ability to Serve:** *We request this requirement be made a condition of approval. Once the development is approved, we will be better positioned to provide the information necessary to request an Ability to Serve letter. For reference, we have included the Fire Flow request with this application. The proposed townhomes will not require a fire sprinkler system, as they are compliant with Garden City Code and fall under the IRC, being limited to three stories.*
3. **Covenants and Deed Restrictions:** *We request this requirement be made a condition of approval as the owners work to develop the covenants and deed restrictions. As the project is further developed this will allow the owners to further define CC&R's relevant to the project.*
4. **Approved Addresses:** *Individual lot addresses will not be issued by the Ada County Assessor's Office – Land Records Department until the development receives approval from Garden City officials and the site has been recorded.*
5. **Affidavit of Site Posting and Photos:** *This will be provided when a design review consultation meeting date is set.*
6. **Locations, elevations, and materials of proposed signage or Master Sign Plan:** *No signage is proposed with this development at this time.*

*Thank you for taking the time to review this waiver,*

*Thank you,*



**Ian McLaughlin, AIA**  
Project Manager Lead  
Pivot North Architecture



June 16, 2025

**Garden City - Planning & Zoning Commission**  
**6015 Glenwood Street**  
**Garden City, Idaho 83714**

**Land Division & PUD Applications**  
**Statement of Intent & Compliance Statement for SoUL**

Garden City Planning Department & Commissioners,

*We are excited to submit our application for the Shavasana Urban Living (SoUL) Townhome Project. SoUL is designed to build upon the walkable urban community already established in this part of Garden City. With individual exterior spaces located on each level, these townhomes are meant to embody the outdoor centric lifestyle of Garden City and expand upon access to the River. We believe the project will contribute meaningfully to the success of the surrounding neighborhood and align closely with the goals outlined in the comprehensive plan.*

*Thank you for your time and consideration in reviewing our application. We look forward to the opportunity to work with Garden City.*

## **STATEMENT OF INTENT**

*SoUL is a project that brings modern urban living to the residents of Garden City. It features open-plan layouts designed to foster gathering, community, and entertainment. Patios, balconies, and rooftop decks are thoughtfully integrated into the design, offering opportunities for outdoor living and varying levels of privacy. A dedicated community gathering space on the west side of the site further supports connection among residents and enhances the neighborhood's sense of place.*

## **Land Division**

*We are proposing a subdivision consisting of six townhomes, each on an individual lot, along with one shared common lot. The site will be accessed via a single private drive off 35th Street. It includes the parcels located at 213 and 215 E 35th Street. A preliminary plat is being submitted with this application to allow for minor adjustments as the project continues to develop.*

## **Planned Unit Development**

*Through the PUD process, we are proposing six townhomes, each consisting of approximately three bedrooms and three and a half bathrooms. Each unit will include a two-car garage to meet zoning requirements, with additional guest parking provided along the private drive to the west. Five of the townhomes will feature front entries and patios facing Carr Street, while the end unit will include an entry off E 35th Street to enhance the corner elevation and contribute to the streetscape.*

*Open space, in compliance with zoning code requirements, will be provided at the southwest corner of the site. This area is envisioned as a community gathering space, featuring ample seating, lush landscaping, and a fire pit. Its location is intended to connect with the nearby hub of activity (Rosa and Push & Pour) and to serve as a link to a potential future second phase. While a second phase is being considered on adjacent parcels, it is not included within the scope of this application.*

## COMPLIANCE STATEMENT

The Shavasana Urban Living (SoUL) development has been thoughtfully designed to comply with all requirements of the Garden City Municipal Code. Our team has worked diligently to ensure that the project meets or exceeds all applicable City standards, while also fostering a high-quality, livable environment for future residents and enhancing the surrounding community.

As part of our comprehensive preparation, we participated in a due diligence meeting with the Planning & Zoning Department and engaged in discussions with the Public Works Department, Boise Fire Department, and the Fairview Acres Lateral Irrigation District.

In addition, we hosted a neighborhood meeting on June 13, 2025, to share details of the proposed development and to gather feedback from nearby property owners regarding potential impacts. These collaborative efforts have informed our design and underscore our commitment to responsible, community-oriented development.

### Project Summary:

(for additional information, please see conceptual drawings)

#### Site Data

Ada Count Parcel	R2734540790 & R2734540770
Site Area	+/- 0.34 Acres
Current Land Use	C-2
Proposed Land Use	C-2

#### Zoning & Setback Requirements

	Required	Proposed
Front	5'	5'
Rear	5'	5'
Interior Side	5'	5'
Street Side	5'	6' *

\* To meet ACHD setback standards.

#### Lot Summary & Area calculations

	Number	Area (AC)	Area (SF)
Single Family Lots	6	0.17	7,500
Common Lot	1	0.17	7,484
TOTAL	7	0.34	14,984

Residential Density	17.64 DU/AC	
Open Space	1,498 SF / 10% Required	2,395 SF / 16% Proposed

#### Unit Areas

Unit 1 – Area	2,388 SF	504 SF Garage
Unit 2-5 – Area	2,298 SF	552 SF Garage
Unit 6 – Area	2,335 SF	553 SF Garage

### Parking Summary

	Required	Proposed
Townhome (3+ bed)	12 (2 / DU)	12 (2 / DU)
Guest	3 (0.5 / DU)	3 (0.5 / DU)
<b>TOTAL</b>	<b>15</b>	<b>15</b>

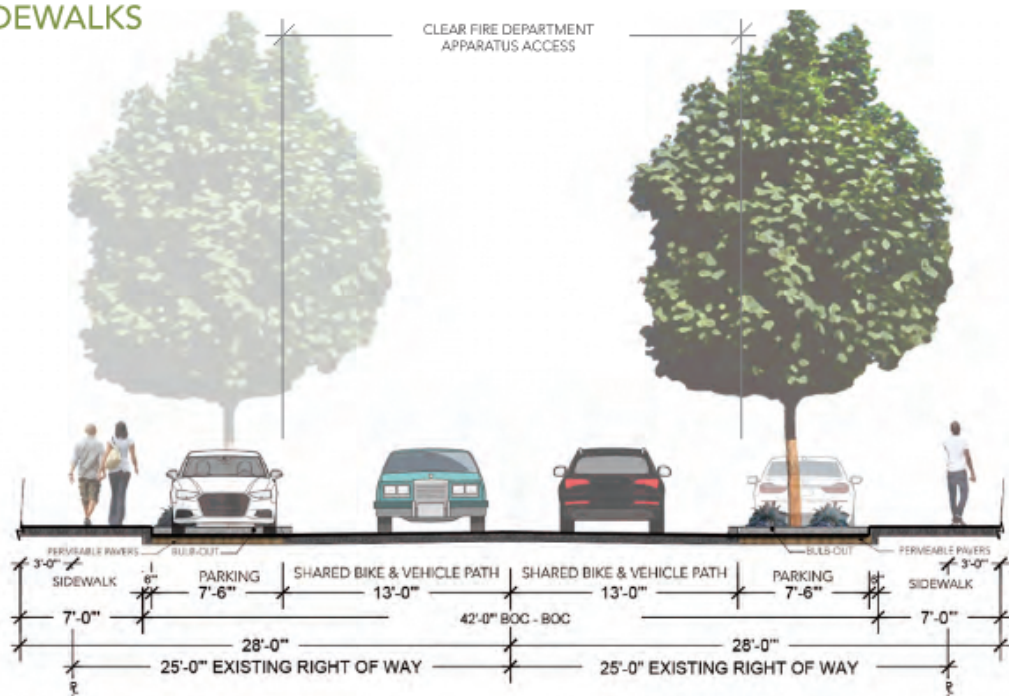
The proposed development is not anticipated to have a substantial impact on existing roadway conditions or traffic patterns. Given the limited scope and scale of the project, any increase in traffic volume is expected to be minimal. Access to the site will be provided via a single new drive aisle from 35th Street, which will serve as the primary point of entry for residents. Each residential unit will include an attached private garage with two dedicated parking spaces, see the parking summary above. Per section 8-4D-4, no bicycle parking is required for residential occupations. Additional guest parking will be provided on the west side of the site in accordance with City code requirements, ensuring sufficient on-site parking for residents and visitors.

The SoUL development will prioritize safe and comfortable pedestrian circulation on the site. Pedestrian and vehicular interaction is limited to the single private drive proposed off of 35<sup>th</sup> St. A pedestrian path is proposed from the community gathering space at the southwest of the site to the sidewalk on Carr St. This encourages walkability and allows residents to take advantage of surrounding amenities and the Boise Greenbelt.

### Sidewalk Proposal:

Carr Street: Attached Sidewalk - complying with current streetscape plan

### ATTACHED SIDEWALKS 34th Street & Carr Street



35th Street: Detached Sidewalk - complying with current streetscape plan

## DETACHED SIDEWALKS

33rd, 35th &  
Clay Street



The SoUL community is proposing to use the adopted streetscape plan on Carr Street and on 35<sup>th</sup> Street which will be a main access point to the community. Carr Street will feature an attached sidewalk with a 5' ACHD Sidewalk easement. 35<sup>th</sup> Street will feature a detached sidewalk section with a 6' sidewalk easement.

### Section 8-4A-5: Outdoor Service and Equipment Areas:

In compliance with the Garden City code, all trash and recycling will be contained within bins in each individual unit. Individual residents will be responsible for their own trash and recycling bins. No trash or recycling will be visible from the street or adjoining property.

In coordination with the City and Bill Pastoor of Republic Services, the development team has developed a trash disposal plan utilizing the adjacent lots and future phase of this development. Trash service is being proposed through a service vehicle easement which follows a proposed connecting drive through the second phase of this development. The drive is being proposed as a gravel section capable of sustaining weekly use by Republic Services.

### Community Interaction / Open Space:

The development is designed to foster a strong sense of community while integrating seamlessly with the surrounding neighborhood and adjacent properties. With its emphasis on urban living, the project promotes walkability and encourages residents to engage with nearby amenities such as restaurants, coffee shops, and local businesses.

One of the most compelling features of this subdivision is its proximity to the Boise Greenbelt. This cherished amenity offers residents direct access to a scenic pathway system ideal for walking and biking throughout the Treasure Valley, enhancing connectivity and outdoor activity.

Strategically located among several upcoming developments, the site is positioned to benefit from and contribute to the area's growth. This creates additional opportunities for the neighborhood, both in terms of community interaction and economic development.

The proposed development exceeds city open space requirements by providing approximately 17.1% of the gross site area as common open space—well above the minimum requirement of 10%. A key highlight of this space is a thoughtfully designed community gathering area at the southwest corner of the site. This space will include a pet park, fire pit, and trellis, serving as a hub for residents to connect. Additionally, this area is planned to link seamlessly with a potential second phase of the project.

Through its intentional design and integration with the surrounding environment, this development is poised to become a vibrant and desirable place to live, contributing positively to the character and fabric of the neighborhood.

### Landscaping:

The following charts show that our landscaping meets all code standards with required plant types.

## LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER GARDEN CITY, ID

### STREET BUFFER:

\* 1 CLASS III OR II TREE PER 50 LINEAL FEET, PLUS ONE ADDITIONAL TREE PER EVERY STREET SIDE.

STREET NAME - LENGTH (LF, MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
CARR STREET - 164'	3 +1	4
35TH STREET - 114'	2 +1	3

### PERIMETER LANDSCAPE REQUIREMENTS:

(1) TREE FOR EVERY 50 LF OF PERIMETER LENGTH.

PERIMETER LENGTH (LF)	TREES REQUIRED (PER 30 LF)	TREES PROVIDED
145' (SW PROPERTY LINE)	3	3

### GENERAL LANDSCAPE REQUIREMENTS:

\* (1) TREE PER 1,000 SQ.FT. AND (1) SHRUB PER 150 SQ.FT.

\* TREES MAY BE SUBSTITUTED FOR UP TO  $\frac{1}{2}$  OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR EVERY 10 SHRUBS AND VICE VERSA.

TOTAL LANDSCAPE AREA (SQ.FT.)	TREES REQUIRED / PROVIDED	SHRUBS REQUIRED / PROVIDED
2295 SQ.FT.	2 / 0 (SHRUB SUBSTITUTE)	15 / 35+

\*\* CALCULATIONS SHOWN DO NOT INCLUDE BUFFER OR PARKING LOT AREAS.

### BIODIVERSITY REQUIREMENTS:






















\* 5-10: 2 SPECIES REQ, 11-30: 3 SPECIES REQ, 31-50: 4 SPECIES REQ, 50+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
17	3	3

### MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. MIN.



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	CC	Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam 30'h x 15'w	B&B	2"	Class I	3
	TAB	Tilia americana 'Boulevard' / Boulevard American Linden 50'h x 25'w	B&B	2"	Class II	4
	TM	Tilia americana 'Sentry' / American Sentry Linden 45'h x 30'w	B&B	2"	Class II	3
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	AF	Artemisia frigida / Fringed Sage 30"h X 30"W	2 gal			16
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3'w	2 gal			33
	CJ	Centranthus ruber 'Albiflorous' / Jupiter's Beard 2'H x 2'W	1 gal			8
	EP	Echinacea x 'Pow Wow White' / Pow Wow White Coneflower 2'H x 2'W	2 gal			32
	HSB	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 3' h x 3'w	2 gal			13
	HG	Hosta x 'Stained Glass' / Plantain Lily 15" TALL & 36"-48" WIDE	1 gal			9
	JVG	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar 3'h x 6'w	2 gal			6
	LAH	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 30"h x 36"w	2 gal			25
	LD	Liriope densiflora / Lilyturf 2'H x 2'W	1 gal			10
	LA	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny 3"H 2' W	1 gal			40
	NTP	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass 30"h x 24"w	2 gal			30
	POK	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass 42"h x 42"w	2 gal			22
	PB	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3'H x 4'W	2 gal			15
	RFF	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn 7' h x 3' w	2 gal			12
	SMN	Salvia x 'May Night' / May Night Sage 2'h x 2'w	2 gal			22
	SSP	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem 3'h x 2'w	2 gal			6
	SAJ	Sedum x 'Autumn Joy' / Autumn Joy Sedum 18"h x 24"w	1 gal			14
	YFG	Yucca filamentosa 'Golden Sword' / Adam's Needle 3'h x 4' w	2 gal			13

## Section Article B. Design Provisions for Residential Structures:

According to code, the following (A-E) are defined as the purpose of developing, building and designing new residential structures. This project was designed with each one of these purposes in mind to create a space that would embrace bringing the community together and improving areas that need help.

- A. To create residential development that is safe, sustainable and convenient, and that enhances the quality of life of its residents;



- B. To promote quality building design in residential development that enhances the visual character of the community;*
- C. To ensure that the design of structures and site development is compatible with the intended character of the neighborhood as set forth in the comprehensive plan;*
- D. To promote neighborhood and walkability in residential design; and*
- E. To create open space areas and neighborhood amenities that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents.*

*For more information on building design please refer to the schematic drawings included with in the submittal documents. We look forward to working with Garden City, thank you for your time and consideration reviewing this application.*

*Thank you,*



*Ian McLaughlin, AIA  
Project Manager Lead  
Pivot North Architecture*