



June 11, 2024

Garden City Development Services
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**RE: The Residences at River Club | Minor Land Division | MLDFY2023-0001
Resubmittal Resolving Comments**

Dear Jenah, Hanna & Joe:

We are enclosing resubmittal and supplemental materials to address the City's comments regarding the Minor Land Division application for the Residences at River Club (file MLDFY2023-0001). The updated material reflect the following reviews and City comments.

- City Engineer's comments dated October 10, 2023
- Staff Report marked "DRAFT" and received from Hanna Veal on November 13, 2023.
- Email comments from Hanna Veal on February 26, 2023

The specific resolution of each comment is described on the following pages.

We have understood that the City's approval of the MLD application was contingent on the final adoption of the SAP application. With that adoption now imminent, we hope to work with you to rapidly finalize approval of the MLD.

Should you have any questions during your review, please don't hesitate to let me know.

Sincerely,



Jason Densmer, PE, Principal
The Land Group, Inc.

Enclosures:

1. Minor Land Division Record of Survey, revised per City Engineer's comments and bearing Professional Land Surveyor stamp and signature by James R. Washburn dated June 3, 2024
2. Legal descriptions of proposed parcels

- a. Parcel C, D, and E bearing Professional Land Surveyor stamp and signature by James R.Washburn dated October 26, 2023.
- b. Parcel F bearing Professional Land Surveyor stamp and signature by James R. Washburn dated November 1, 2023.
3. Topo Survey, Site & Landscape Plan supplemental plan dated Jan. 3, 2024 as previously emailed to the City.
4. ACHD email dated Sep. 24, 2018 regarding status of Riverside Dr. as prescriptive R/W.



City Engineer's comments dated October 10, 2023

Item	City Engineer's Comment	Applicant's Response
General Comments		
1	Parcels are labeled as C, D, E and F. Why are they not labeled as A, B, C and D? As these will be the only parcels on this ROS, please start with the letter "A" and continue that numbering.	In October 2021, Jim Washburn PLS recorded survey No. 13084 which encompassed the entirety of the then-Plantation property and described Parcels A & B. There are current recorded deeds that refer to Parcels A & B of ROS 13084. The surveyor is deliberately not re-using Parcel A and B with this MLD survey to avoid confusion and potential problems with chain of title.
2	Please provide land descriptions for each of the four parcels.	See legal descriptions enclosed with resubmittal.
3	Please modify the Certificate of Owner block to read as follows: <i>The undersigned, as owner(s) of the real property shown hereon, agree(s) to the new property lines within the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner(s) hereby declare and affirm that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner(s) further declare and affirm that the original parcel is no longer eligible for building permits from the city of Garden City. And the owner(s) agree(s) that they shall only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.</i>	The Certificate of Owner signature block has been updated as directed.
4	Please revise the wording of the city engineer's signature block to match the city requirements. See the city Lot Line Adjustment application.	The City Engineer's signature block has been updated as directed.

5	Please add the development services signature block. See the Lot Line Adjustment application.	The current Lot Line Adjustment application on the City website does not specify a signature block for Development Services. We have inserted a block from other recent projects, which we hope will be acceptable.
6	Just for information, what is the status of Glass Island View Subdivision as it is part of Parcel F?	Glass Island View is an active, approved subdivision. For clarification, it is not located on Parcel F, but rather is on Parcel B of ROS 13084.
7	Please add an easement line type to the Legend.	Easement linetype is added to the Legend.
8	There appears to be an unidentified easement near C11 in the northwest corner of Parcel F. Please identify what the line is.	The easement has been identified and labeled.
9	All easements are to be specifically shown and with their metes and bounds tags. It appears this will require additional sheets to be added to the survey. Said easements could/will shape development/permitting on the parcels.	Existing easements have been shown and labeled with metes and bounds tags.
10	Reviewing the title report, please advise where items 29, 35, 38, 39 and 40 that are listed in the Schedule B-1 and B-2 are on the site.	<p>Exception 29 is off property to the southeast.</p> <p>Exception 35 is retention of utility, drainage and irrigation easements in vacated W. Sterling Dr. as vacated in 1992.</p> <p>Exception 39 is off property to the southeast.</p> <p>Exception 40 is off property to the west.</p>
11	Normally all existing buildings within the boundary of the survey must be shown. Due to the size of this survey, we recommend adding a note that there are "X" number of existing building on the property and the nearest building is located "Y" feet from the nearest existing and proposed property line.	See Survey Note added to Sheet 1.

Floodplain Comment		
12	The property is not located in the current 100-year floodplain. The city has been held in seclusion. The current adopted flood maps do not depict the possible flood risk. FEMA has issued work sheets depicting results of a revised flood study for the Boise River. Significant changes are shown for much of Garden City. We suggest the applicant review the proposed changes and consider the impacts on the project. These are available on the Garden City website – floodplain link. No action on this item is required for the Minor Land Division process; however it will come up when development is proposed.	Noted.
For Final City Approval		
13	The survey must be recorded. Please provide a copy of the recorded survey to city staff.	The survey will be recorded after the City approves and signs the mylar.
14	The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff.	The Owner will execute and record deeds after City approval of the application.
15	Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff.	The Applicant will obtain tax parcel numbers and submit evidence to City Staff after recording the survey and deeds.



“DRAFT” Staff Report received November 13, 2023

City's Staff Report				Applicant's Response
Garden City Title 8 Code Sections				
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion	
Title 8, Chapter 1: General Regulations				
<u>8-1A-4 Applicability</u>			<p>The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.</p>	Staff's discussion is noted.
<u>8-1B-1 Nonconforming Properties</u>	May not be complaint		<p>Documentation shall be provided demonstrating that the property is a legal lot of record. Please submit property deeds showing original parcel descriptions.</p> <p>If the property description is the same as described in deeds predating August 9, 1988, then the parcel is of legal status.</p> <p>If there is a ROS with the City Engineer's signature and stamp post August 9, 1988, then the parcel is of legal status.</p>	<p>The parcel exists as the unplatte remainder of the parent parcel from which various subdivisions have been platted, all with Garden City's approval. Plantation No. 1 was platted in 1977, Plantation No. 2 in 1978, and Plantation No. 3 in 1981.</p> <p>After August 9, 1988, numerous other subdivisions were platted and approved by the City including Plantation No. 4 (1990), Wedgewood Greens (1992), and others.</p> <p>How could the parcel not be legal lot?</p>
8-1B-2 Nonconforming Structures	May not be complaint		<p>Existing buildings were not shown on the ROS.</p> <p>In accordance with the City Engineer's review comment, please add a note on the ROS noting the existing number of structures and the nearest building is location in relation to the nearest and proposed property line.</p>	<p>Per the City Engineer's review comment, see Survey Note added to Sheet 1 of the MLD ROS.</p> <p>See also enclosed “Topo Survey, Site & Landscape Plan) which is provided as a supplement to the application. Existing buildings are shown on the plan and are all located within the proposed Parcel</p>

City's Staff Report		Applicant's Response
		F. Existing buildings all meet the dimensional standards of the R-2 zone.
<u>8-1B-3</u> <u>Nonconforming</u> <u>Uses</u>	No compliance issues noted	This application is not for the occupancy of a specific use. Current occupants either have a certificate of occupancy, certificate of compliance, and/or existing conditional use permit. Any future use shall abide by the current code procedures at the time to occupy a tenant space, building, or for the construction of new structures.

City's Staff Report			Applicant's Response
Title 8, Chapter 2: Base Zoning District Regulations required by 8-5A-4			
<u>8-2B-1 Purpose</u>	PO	<p>No compliance issues noted</p> <p>The property is currently zoned R-2 Low Density Residential. This district allows for a maximum density of 6du/acre.</p> <p>This minor land division does not specifically request entitlements for any use in conjunction with this application. Therefore it is compliant with the current standards of code.</p> <p>The associated SAPFY2023-0001 (Ord. 1018-20) has identified the intended multi-family uses, in addition to nonspecified commercial uses. Further permits will be required prior to the construction and occupancies of both residential and commercial uses and shall abide by the master plan and zoning code amendment as identified in SAPFY2023-0001.</p> <p>The current code only allows for 6du/acre, whereas the SAP proposes a density of 33du/acre. The increased density is not compliant with current Garden City Code, however, once the SAP is approved, the 33du/acre would be permitted.</p> <p>As this MLD application does not propose any uses, the application is compliant. However, the SAP will need to obtain final approval and other permits, such as a design review, will be required prior to any construction.</p>	<p>Staff's discussion is noted. The SAP has obtained final approval.</p>

City's Staff Report			Applicant's Response
<u>8-2B-2 Allowed Uses</u>	PO	No compliance issues noted	<p>The application has not identified a specific use within the MLD application.</p> <p>Until the SAP is recorded, Garden City Code 8-2B-2 allowed uses within the R-2 zoning district is applicable to the property.</p> <p>Multifamily Dwellings are a conditional use within the R-2 zoning district requiring a conditional use permit. If the SAP is not approved, a conditional use permit in the approval shall be required prior to any construction.</p> <p>The non-residential components have not been identified.</p>
<u>8-2B-3 Form Standards</u>	PO	May not be compliant	<p>The required setbacks within the R-2 zoning district are: Front: 15'/20' Interior Side: 0'/5' Rear: 15' Street side: 20'</p> <p>The allowable maximum height is: 35'</p> <p>The minimum lot size is: 6,000sqft</p> <p>It is unknown if there are any encroachments as existing buildings were not depicted on the ROS provided. Please provide a note on the ROS ensuring all existing structures meet the setback standards of the R-2 zoning district set forth in current Garden City Code 8-2B-3.</p> <p>Once the SAP is approved, there will be new setback and height maximum standards applicable to the future development (for reference only): Setbacks (from project perimeter):</p>

City's Staff Report			Applicant's Response
<ul style="list-style-type: none"> • State Street: 15' • Along Golf Course: 10' • Side: 10' • Between buildings except for parking structures: 10' total • Pierce Park Lane: 10' • Any other right-of-way: 3' • Parking structure: 3' <p>Height Maximums</p> <ul style="list-style-type: none"> • Multi-family and Retail: 65' • Single Family (including detached and townhouse): 35.' 			
Title 8, Chapter 4: Design and Development Regulations			
<u>8-4A-3 Fences and Walls</u>	PO	May not be compliant	<p>This proposal does not identify any fence or wall. Please show existing fences on the ROS indicating height and material used.</p> <p>Any future fence or wall will be required to be in compliance with code at the time of development.</p>
<u>8-4A-4 Outdoor Lighting</u>	PO	No compliance issues noted	<p>This proposal does not identify any outdoor lighting. Any future outdoor lighting will be required to be in compliance with code at the time of development.</p>
<u>8-4A-5 Outdoor Service and Equipment Areas</u>	PO	No compliance issues noted	<p>This proposal does not identify any outdoor service equipment. Any future outdoor service equipment area will be required to be in compliance with code at the time of development.</p>

City's Staff Report				Applicant's Response
<u>8-4A-6 Self Service Uses</u>	PO	Not applicable		
<u>8-4A-7 Stormwater Systems</u>	PO	No compliance issues noted	This proposal does not identify any stormwater systems. Any future stormwater systems shall be built in compliance with provisions of 8-4A-7.	Staff's discussion is noted.
<u>8-4A-8 Utilities</u>	PO	No compliance issues noted	Connection to the city of Boise's sanitary sewer collection system must be coordinated with the City of Boise at the time of future development.	Staff's discussion is noted.
<u>8-4A-9 Waterways</u>	PO	No compliance issues noted	Any alteration to the Boise River or the floodway will be required to comply with an approved floodplain development permit.	Staff's discussion is noted.
<u>8-4B Design Provisions for Residential Structures Required by 8-5A-4</u>				
<u>8-4B-4 Multi-family Residential Dwelling Units</u>	PO	No compliance issues noted	The MLD does not propose any new use or construction. A design review consultation will be required for the new development associated with the SAP.	Staff's discussion is noted.
<u>8-4C Design Provisions for Nonresidential Structures Required by 8-5A-4</u>				
<u>8-4C Design Provisions for Nonresidential Structures</u>	PO	No compliance issues noted	The minor land division (MLD) application does not include the proposal of non-residential uses/structures. It does however, directly relate to SAPFY2023-0001, which does propose non-residential components. The MLD application is compliant as conditioned, requiring any future development to obtain a Design Review approval, or other permits necessary at the time of development. The proposal does not include any interior or exterior changes to the existing structure.	Staff's discussion is noted.

City's Staff Report

Applicant's Response

<u>8-4D Parking and Off Street Loading Provisions</u> Required 8-5A-4				
8-4D-3 Parking Design and Improvement Standards	PO	Not applicable	<p>The provisions of this article shall not apply to any existing building or structure as the application does not include any new construction, alteration, or moving of a structure, nor does it include a new or more intense use of the property.</p> <p>Parking associated with the new development of the SAP master plan will be reviewed in association with the SAPFY2023-0001 code and future required design review applications.</p>	<p>Staff's discussion is noted.</p> <p>See also enclosed "Topo Survey, Site & Landscape Plan) which is provided as a supplement to the application. Refer to note 2.4 regarding existing driveways and vehicle accesses.</p>
8-4D-4 Parking Use Standards	PO	No compliance issues noted		
8-4D-5 Required Number of OffStreet Parking Spaces	PO	No compliance issues noted		
8-4D-6 Standards for Alternatives to On Site Parking	PO	No compliance issues noted	None identified.	
8-4D-7 Off Street Loading Standards	PO	No compliance issues noted	None identified.	
<u>8-4E Transportation and Connectivity Provisions</u> Required 8-5A-4				
<u>8-4E-3 Public Street Connections</u>	PO	No compliance issues noted	<p>Each new parcel within the development has access to a public street. Access to Glenwood, and State Street.</p> <p>There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times.</p>	Staff's discussion is noted.

City's Staff Report			Applicant's Response
<u>8-4E-4 Internal Circulation Standards</u>	PO	May not be compliant	<p>The application proposes to utilize the existing roads. These roads are shown on the ROS submitted, however, the width of the roadways are not shown. Please show compliance with Garden City Code 8-4E-4. Driveways, aisles and turnaround areas, when required for fire and refuse access, shall be a minimum width of 20'.</p> <p>Any future internal circulation such as driveways, aisles, and turnaround areas shall be in compliance with SAPFY20230001 Ord. 1018-20 at the time of development.</p>
<u>8-4E-5 Private Street Standards</u>	PO	Compliant as conditioned	<p>No private drives are associated with the MLD.</p> <p>The private road through the Central and East sub-districts of SAPFY2023-0001 shall be reviewed at the design review of the sub-districts to ensure that it adequately addresses the Garden City Design Consultants recommendation to increase intuitive function of the traffic flow through the sub-districts to the State Street/Pierce Park intersection.</p>

City's Staff Report			Applicant's Response
8-4E-6 Sidewalk Standards	PO	<p>Compliant as conditioned</p> <p>A MLD application requires streetscape improvements. Site plans have not been submitted showing compliance with current Garden City Code.</p> <p>The site is required to provide a detached sidewalk with street trees within the landscape buffer along W. State Street.</p> <p>W. Riverside Drive has an existing detached sidewalk along the southern portion of the roadway. The sidewalk transitions into an attached sidewalk. There is no sidewalk along the northern portion of the road. It appears the parcel F incorporates the entirety of W. Riverside Drive, in which case a detached sidewalk is required.</p> <p>W. Plantation Drive is a public ROW that does not have sidewalks on either side. Detached sidewalks with landscape buffers and street trees are required to comply with current code. However, vacation of the</p>	<p>Future development of Parcels C, D & E will be reviewed by the City for compliance with the SAP and State Street frontage improvements.</p> <p>Per the enclosed email from Christy Little at ACHD dated Sep. 24, 2018, Riverside Dr. from Glenwood to the gated entrance to the Lake Plantation subdivision is prescriptive ACHD right-of-way. This public street is the frontage of the existing parcels north and south of the roadway and is <u>not</u> the frontage of proposed Parcel F, which connects with the prescriptive right-of-way at the gate. Required sidewalk improvements to Riverside Dr. would be the responsibility of the parcels to the north or south at the time the owner of those parcels presents a development application.</p> <p>As staff notes, sidewalks currently exist on the south side of Riverside Dr. to accommodate pedestrians. If the owners of the two parcels that front Riverside Dr. to the north proposed redevelopment, Garden City could require any sidewalk improvements dictated by the Code at that time. There are currently 8 mature trees along the north side of Riverside Dr. that would have to be removed if sidewalk were constructed.</p> <p>Staff's discussion is noted and agreed with regarding Plantation Dr.</p>

City's Staff Report			Applicant's Response
<p>existing right-of-way for Plantation Drive, and removal of associated access onto State Street is required by ACHD as part of the SAPFY2023-0001 approval. Improvements are not required on this street at this point in time due to the conflicting nature of the applications and SAP master plan.</p> <p>There is a small portion of frontage along N. Fair Oaks Place, there is an existing attached sidewalk at this location.</p> <p>So not to conflict with the proposed streetscape plans of the SAP, a condition of this MLD approval will be that a restricted build agreement be entered into between the applicant/property owner and the City. See discussion.</p>			<p>Staff's discussion is noted.</p> <p>As noted above, sidewalk improvements to Riverside Dr. should not be a requirement of the proposed Parcel F as this prescriptive right-of-way is not the frontage of that parcel and is actually the frontage of adjacent parcels north and south of the roadway.</p> <p>A Restricted Build Agreement for sidewalk improvements is not warranted or appropriate. There are no sidewalks required of the application.</p>
8-4E-7 Pedestrian and Bicycle Accessibility Standards	PO	No compliance issues noted	Pedestrian and bicycle accessibility will be reviewed in association with the SAPFY2023-0001 and future required permit applications.

City's Staff Report			Applicant's Response
8-4E-8 Transit Facilities	PO	No compliance issues noted	<p>The MLD does not propose a transit facility.</p> <p>The SAP application does propose the construction of a new bus station/stop. This section will be reviewed in association with the SAPFY2023-0001 and future required design review applications.</p> <p>Bus pullouts, shelter pads, shelters, and related right of way and easements may be required when a development is adjacent to an existing or planned bus stop or transit station. These facilities shall be integrated into the overall pedestrian plan of a project, and designed consistent with the requirements of the Valley Regional Transit authority.</p>
8-4H Flood Hazard	PO	No compliance issues noted	No action is required for the MLD; however it will be required when future development is proposed.
<u>8-4G Sustainable Development Provisions required by 8-5A-4</u>			
8-4G Sustainable Development Provisions	PO	Not applicable	No action is required for the MLD; however it will be required when future development is proposed.

City's Staff Report

Applicant's Response

8-4I Landscaping and Tree Protection Provisions Required 8-5A-4			
8-4I-3 General Landscaping Standards and Irrigation Provisions	PO	Compliant as conditioned	<p>All development, redevelopment, additions, or site modifications to existing development shall be required to conform to this code.</p> <p>A landscape plan was not submitted as part of the application, there is not enough information to review.</p> <p>As an MLD, the application is required to meet current Garden City code standards. However, a condition has been drafted to ensure that landscaping is installed in accordance with the process of the Restricted Build Agreement. At the time landscaping will be installed, it shall be found in compliance with Garden City Code.</p>

City's Staff Report			Applicant's Response
8-4I-4 Landscaping Provisions for Specific Uses	PO	May not be complaint	<p>Not enough information to review. A landscape plan was not submitted.</p> <p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</p> <p>Landscape Area proposed: unknown % of the site.</p> <p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted. Trees required: unknown Trees provided: none Shrubs required: unknown Shrubs provided: none</p> <p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <p>State Street Trees required: Unknown State Street Trees provided: Unknown</p>
8-4I-5 Perimeter Landscaping Provisions	PO	May not be complaint	<p>Perimeter landscaping is required along the common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property.</p> <p>See enclosed "Topo Survey, Site & Landscape Plan) which is provided as a supplement to the application. Refer to Landscape Plan Notes.</p> <p>This plan was previously submitted to the City for review. Per email from Hanna Veal on Feb. 7, 2024, she concluded that the plan demonstrates the existing landscaping on these properties meets the site requirements.</p>

City's Staff Report			Applicant's Response
			Future development of Parcels C, D and E will be reviewed by the City for compliance with the SAP.
8-4I-6 Parking Lot Landscaping Provisions	PO	Not applicable	The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more.
8-4I-7 Tree Preservation Provisions	PO	No compliance issues noted	No action is required for the MLD; however it will be required when future development is proposed. No trees are proposed to be removed.
8-4L Open Space Provisions Required 8-5A-4			
8-4L-3 General Open Space Standards	PO	Not applicable	No action is required for the MLD; however it will be required when future development is proposed.
8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments	PO	Not applicable	No action is required for the MLD; however it will be required when future development is proposed.
8-4L-5 Open Space Standards for Multi-family Developments	PO	Not applicable	No action is required for the MLD; however it will be required when future development is proposed.
<u>Title 8, Chapter 5 Article A: Land Division Regulations – General Provisions and Standards</u>			

City's Staff Report			Applicant's Response
8-5A-4 General Standards	PO	TBD	<p>See discussions on Design Review 8-4 B&C; Driveways 8-4E; Floodplain 8-4H; Landscaping 8-4-I; Open Space 8-4-L; Parking 8-4-D; Planned Unit Development 8-6B; Private Streets 8-4-E; Sidewalks 8-4-E; Street design and development standards 8-4-G; Sustainable development provisions 8-4-G; Utilities 8-4-A; Zoning Provisions 8-2-B.</p> <p>There are general conditions of approval that the application must be in conformance with the requirements of Garden City Code Erosion Control 4-15; Public water and sewer systems Title 6; Storm drainage and discharge control 4-14 prior to the approval of the subdivision.</p>
8-5A-5 Design Standards	PO	TBD	<p>Not enough information to review.</p>
8-5C-4 Subdivisions located within a Floodplain			
8-5C-4 Subdivisions located within a Floodplain	PZ/DRC/CC	No compliance issues noted, provided the draft conditions of approval, or similar are in place.	<p>No action is required for the MLD; however, it will be required when future development is proposed.</p> <p>Staff's discussion is noted.</p>
Title 8, Chapter 6, Article A: Administration			

City's Staff Report			Applicant's Response
<u>8-6A-3 General Application Process</u>	PO	No compliance issues noted	<p>All uses, structures, or work defined by this title as requiring review by council, planning and zoning commission, design review consultant(s) or planning official must obtain the appropriate permit or permits prior to commencing the use, construction or alteration in or on any property within the Garden City boundaries.</p> <p>The application was reviewed within 30 days of submittal and staff started processing the application.</p>
<u>8-6A-4 Required Application Information</u>	PO	Not Complaint	<p>There were no application waivers requested pursuant to 8-6A-4A.</p> <p>The application did not submit a full packet, it lacked the required documents necessary for review.</p> <p>The application Narrative, Compliance Statement & Statement of Intent noted that “the application checklist items have been provided for those elements related to this type of application and are abbreviated from the components of a typical subdivision. The submitted materials are consistent with the content of other Garden City MLD applications.”</p> <p>The checklist submitted with the application indicated some items as “n/a for Minor Land Division”. All items that were not submitted are believed to be inapplicable to the application and are requested to be waived.</p>
<u>8-6A-5 Administrative Process with Notice</u>	PO	No compliance issues noted	<p>The applicant provided a neighborhood meeting more than 15 days prior to a decision being rendered by the planning official.</p> <p>A notice was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>The applicant posted on the property in accordance with the timing, location, language and dimensional requirements of the city found in section 8-6A-7.</p>

City's Staff Report		Applicant's Response
Other Items Reviewed		
Plan/Policy	Discussion/ Analysis	
<u>Garden City Comprehensive Plan</u>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <p>The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map.</p> <ol style="list-style-type: none"> RESIDENTIAL LOW DENSITY: The areas designated for low density residential is north of the river, and south of the river west of Glenwood. These areas are predominately single-family detached housing, although some areas of attached housing may be appropriate near major arterials and public facilities. ACTIVITY NODE: Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Activity Nodes by type shown on the Land Use Map are as follows: <p>Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential.</p> <p><u>Identified centers are:</u></p>	<p>Staff's discussion is noted.</p> <p>The future development of Parcels C, D and E will be reviewed by the City for compliance with the SAP and Comprehensive Plan.</p> <p>No changes of use are proposed for Parcel F, which will continue to be used as the River Club Golf Course, a grandfathered legally non-conforming use.</p>

	<p>City's Staff Report</p> <ul style="list-style-type: none"> • Adams and 50th Streets intersection to the Boise River • Adams and 42nd street intersection to the Boise River. • East city boundary to 36th street between the Boise River and Chinden Boulevard • Glenwood and Marigold Streets intersection • Chinden Boulevard and Garrett Street intersection • Chinden Boulevard and 50th Street intersection • State Street and Pierce Park Transit Oriented Development Nodes • Chinden Boulevard and Glenwood Street intersection • Chinden Boulevard and Veterans Parkway intersection • State Street and Horseshoe Bend Road • State Street and Glenwood Street <p>3. GREEN BOULEVARD CORRIDOR: The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.</p> <p>The application may be supported by:</p> <p>a.) TBD</p> <p>The application may not be supported by:</p> <p>a.) TBD</p>	Applicant's Response

City's Staff Report		Applicant's Response
Garden City Sidewalk Policy	Not Compliant. No waiver submitted.	See discussion above.
Garden City Street Light Policy	A streetlight is installed along N. Glenwood Street and State Street in accordance with the policy.	
State Street	Discussion TBD	Future development of parcels C, D and E will be reviewed by the City for compliance with the SAP
Garden City Transportation Needs List	Discussion TBD	



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LEGAL DESCRIPTION

Page 1 of 1

Date October 26, 2023

Project No.: 122078

“EXHIBIT A”

RIVER CLUB - COMMERCIAL SITE PARCEL “C” DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);

Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No. 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street and being the POINT OF BEGINNING;

Thence South 45° 50' 38" West, a distance of 452.33 feet on the Southerly line of said Plantation Acres Subdivision No. 1 to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake

Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;

Thence South 45° 50' 38" West, a distance of 95.08 feet;

Thence South 44° 09' 52" East, a distance of 56.35 feet to a point of curve;

Thence 199.80 feet on the arc of a curve to the right, said curve having a radius of 273.50 feet, a central angle of 41° 51' 22", a chord bearing of North 72° 46' 15" East, and a chord length of 195.39 feet to a point of compound curve;

Thence 329.04 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 37° 42' 20", a chord bearing of South 67° 26' 54" East, and a chord length of 323.14 feet;

Thence South 48° 25' 48" East, a distance of 194.12 feet;

Thence North 39° 05' 18" East, a distance of 96.01 feet to a point of curve;

Thence 45.76 feet on the arc of a curve to the left, having a radius of 329.50 feet, a central angle of 07° 57' 25", and whose chord bears North 35° 06' 36" East, a distance of 45.72 feet;

Thence North 31° 07' 54" East, a distance of 166.57 feet to a point on the Southerly Right of Way line of West State Street;

Thence North 50° 51' 55" West, a distance of a distance of 360.02 feet on the Southerly Right of Way line of West State Street to a point of curve;

Thence 217.41 feet on the arc of a curve to the left, having a radius of 17,229.00 feet, a central angle of 00° 43' 23", and whose chord bears North 51° 38' 58" West, a distance of 217.41 feet on the southerly Right of Way line of West State Street to the POINT OF BEGINNING.

The above described parcel contains 0.52 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn, PLS





LEGAL DESCRIPTION

Page 1 of 1

Date October 26, 2023

Project No.: 122078

“EXHIBIT A”

RIVER CLUB - COMMERCIAL SITE PARCEL “D” DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);

Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No. 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street;

Thence South 45° 50' 38" West, a distance of 452.33 feet on the Southerly line of said Plantation Acres Subdivision No. 1 to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;

Thence South 45° 50' 38" West, a distance of 95.08 feet;

Thence South 44° 09' 52" East, a distance of 56.35 feet to a point of curve;

Thence 199.80 feet on the arc of a curve to the right, said curve having a radius of 273.50 feet, a central angle of 41° 51' 22", a chord bearing of North 72° 46' 15" East, and a chord length of 195.39 feet to a point of compound curve;

Thence 329.04 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 37° 42' 20", a chord bearing of South 67° 26' 54" East, and a chord length of 323.14 feet;

Thence South 48° 25' 48" East, a distance of 194.12 feet to the POINT OF BEGINNING;

Thence South 45° 45' 57" East, a distance of 355.63 feet;

Thence South 44° 15' 51" East, a distance of 557.67 feet;

Thence North 39° 07' 48" East, a distance of 402.29 feet to a point on the Southerly right of way line of West State Street;

Thence North 50° 51' 55" West, a distance of 934.64 feet on the Southerly right of way line of West State Street;

Thence South 31° 07' 54" West, a distance of 166.57 feet to a point of curve;

Thence 45.76 feet on the arc of a curve to the right, having a radius of 329.50 feet, a central angle of 07° 57' 25", and whose chord bears South 35° 06' 36" West, a distance of 45.72 feet;

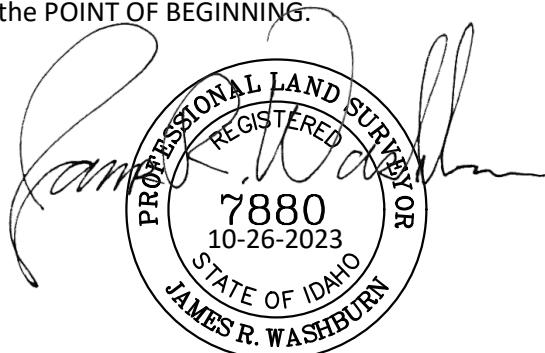
Thence South 39° 05' 18" West, a distance of 96.01 feet to the POINT OF BEGINNING.

The above described parcel contains 7.39 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn, PLS





Date October 26, 2023

Project No.: 122078

"EXHIBIT A"

**RIVER CLUB - COMMERCIAL SITE
PARCEL "E" DESCRIPTION**

A parcel of land located in the Northwest Quarter of Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);

Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No. 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street;

Thence South 45° 50' 38" West, a distance of 452.33 feet on the Southerly line of said Plantation Acres Subdivision No. 1 to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;

Thence South 45° 50' 38" West, a distance of 95.08 feet;

Thence South 44° 09' 52" East, a distance of 56.35 feet to a point of curve;

Thence 199.80 feet on the arc of a curve to the right, said curve having a radius of 273.50 feet, a central angle of 41° 51' 22", a chord bearing of North 72° 46' 15" East, and a chord length of 195.39 feet to a point of compound curve;

Thence 329.04 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 37° 42' 20", a chord bearing of South 67° 26' 54" East, and a chord length of 323.14 feet;

Thence South 48° 25' 48" East, a distance of 194.12 feet;

Thence South 45° 45' 57" East, a distance of 355.63 feet;

Thence South 44° 15' 51" East, a distance of 557.67 feet to the POINT OF BEGINNING;

Thence South 44° 15' 51" East, a distance of 154.43 feet to a point of curve;

Thence 108.76 feet on the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 35° 36' 36", and whose chord bears South 03° 15' 00" East, a distance of 107.02 feet to a point of compound curve;

Thence 603.36 feet on the arc of a curve to the left, having a radius of 425.00 feet, a central angle of 81° 20' 29", and whose chord bears South 26° 06' 56" East, a distance of 553.95 feet;

Thence South 66° 47' 11" East, a distance of 149.11 feet;

Thence South 01° 29' 48" West, a distance of 15.00 feet to the Northeast corner of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;

Thence South 33° 37' 54" East, a distance of 164.84 feet on the Easterly line of said Wedgewood Greens Subdivision to a point of curve;

Thence 35.48 feet on the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 40° 39' 26", and whose chord bears South 13° 18' 11" East, a distance of 34.74 feet on said Easterly line;

Thence South $89^{\circ} 56' 27''$ East, a distance of 114.18 feet on the northerly line of said Wedgewood Greens Subdivision;

Thence South $00^{\circ} 07' 01''$ East, a distance of 8.48 feet on easterly line of said Wedgewood Greens Subdivision;

Thence leaving the exterior boundary line of said Wedgewood Greens Subdivision, South $89^{\circ} 24' 43''$ East, a distance of 117.62 feet;

Thence North $00^{\circ} 26' 19''$ East, a distance of 66.37 feet to the westerly lot corner common to Lots 2 and 3, Block 1 of Kessinger Subdivision, recorded in Book 73 of Plats at Page 7586 of Ada County Records;

Thence North $04^{\circ} 05' 27''$ West, a distance of 59.75 feet on the westerly boundary line of said Kessinger Subdivision;

Thence North $13^{\circ} 37' 08''$ West, a distance of 124.77 feet on the westerly boundary line of said Kessinger Subdivision;

Thence North $27^{\circ} 49' 52''$ West, a distance of 198.57 feet on the westerly line of Kessinger Subdivision and the westerly boundary line of Savannah Greens Subdivision No. 4, recorded in Book 79 of Plats at Page 8455 of Ada County Records;

Thence North $38^{\circ} 53' 07''$ West, a distance of 165.00 feet on the westerly boundary line of Savannah Greens Subdivision No. 4 to the westerly most boundary angle point of said Savannah Greens Subdivision No. 4;

Thence North $36^{\circ} 22' 28''$ West, a distance of 203.82 feet;

Thence North $43^{\circ} 58' 14''$ West, a distance of 256.08 feet;

Thence North $39^{\circ} 39' 46''$ East, a distance of 268.62 feet to a point on the westerly right of way line of West State Street;

Thence North $50^{\circ} 47' 44''$ West, a distance of 122.55 feet on the westerly right of way line of West State Street;

Thence North $50^{\circ} 51' 55''$ West, a distance of 154.65 feet on the westerly right of way line of West State Street;

Thence leaving said westerly right of way line, South $39^{\circ} 07' 48''$ West, a distance of 402.29 feet to the POINT OF BEGINNING.

The above described parcel contains 10.27 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn, PLS





Date November 1, 2023

Project No.: 122078

"EXHIBIT A"

RIVER CLUB
PARCEL "F" DESCRIPTION

A parcel of land located in Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 25 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);

Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street and being the POINT OF BEGINNING;

Thence South 45° 50' 38" West, a distance of 452.33 feet (formerly described as South 45° 44' 14" West, 449.59 feet) on the southerly line of said Plantation Acres Subdivision to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;

Thence North 48° 49' 22" West, a distance of 169.40 feet (formerly described as North 48° 55' 46" West, 169.72 feet) on the westerly line of said Elmore Lake Townhomes Subdivision and said line extended;

Thence North 21° 10' 21" West, a distance of 350.24 feet (formerly described as North 21° 15' 46" West, 351.16') on the westerly line of those Deeds recorded as Instrument Numbers 100079629, 2016-125750, 112109226 and 2021-053038 of Ada County Records;

Thence North 14° 45' 22" West, a distance of 175.12 feet (formerly described as North 14° 51' 46" West, 172.06 feet) on the westerly line of that Deed recorded as Instrument Number 9014579 of Ada County Records;

Thence North 12° 00' 17" West, a distance of 49.57 feet to a point on the westerly line of that parcel of land shown on Record of Survey Number 10780 of Ada County Records;

Thence North 56° 51' 51" West, a distance of 753.13 feet (formerly described as North 56° 57' 18" West) on the westerly line said Record of Survey Number 10780 parcel;

Thence North 50° 20' 53" West, a distance of 273.01 feet (formerly described as North 49° 49' 19" West, 273.53 feet) on the westerly line of said Record of Survey Number 10780 parcel to the northeast corner of Lot 5, Block 1 of Lake Plantation Subdivision, recorded in Book 56 of Plats at Page 5210 of Ada County Records;

Thence on the northerly and easterly boundary line of said Lake Plantation Subdivision for the following courses and distances:

Thence South 42° 56' 16" West, a distance of 201.60 feet;

Thence South 61° 24' 07" East, a distance of 225.34 feet;

Thence South 83° 24' 28" East, a distance of 188.28 feet;

Thence South 62° 24' 09" East, a distance of 244.87 feet;

Thence South 41° 23' 21" East, a distance of 469.65 feet;

Thence South 14° 52' 30" East, a distance of 195.00 feet to the northeast corner of Lot 12, Block 1 of The Townhouse at Plantation No. 1 (Subdivision);

Thence leaving the easterly boundary line of said Lake Plantation Subdivision and on the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) for the following courses and distances:

Thence South 14° 52' 30" East, a distance of 200.00 feet (formerly described as 200.01 feet);

Thence South 25° 26' 10" East, a distance of 200.00 feet;

Thence South 61° 37' 31" West, a distance of 265.00 feet;

Thence North 24° 24' 40" West, a distance of 393.00 feet to the southwest corner of Lot 26, Block 1 of said Lake Plantation Subdivision;

Thence leaving the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) and on the exterior boundary line of said Lake Plantation Subdivision for the following courses and distances:

Thence North 24° 22' 31" West, a distance of 406.94 feet;

Thence North 28° 58' 08" West, a distance of 288.31 feet to a point of curve;

Thence 137.53 feet on the arc of a curve to the left, said curve having a radius of 74.71 feet, a central angle of 105° 28' 35", a chord bearing of North 81° 42' 14" West, and a chord length of 118.92 feet;

Thence South 45° 33' 41" West, a distance of 197.78 feet to a point of curve on the northerly right of way line of West Riverside Drive;

Thence 271.85 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 46° 29' 41", a chord bearing of North 71° 01' 20" West, and a chord length of 264.45 feet to a point of compound curve, said point being the southwest corner of Lot 1, Block 1 of said Lake Plantation Subdivision;

Thence leaving the exterior boundary line of said Lake Plantation Subdivision and on the northerly right of way line of West Riverside Drive for the following course and distances:

Thence 59.13 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 10° 06' 48", a chord bearing of South 80° 29' 17" West, and a chord length of 59.05 feet;

Thence South 75° 36' 16" West, a distance of 97.42 feet to a point of curve;

Thence 45.81 feet on the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 14° 59' 55", a chord bearing of South 83° 06' 16" West, and a chord length of 45.68 feet;

Thence North 89° 22' 40" West, a distance of 339.36 feet (formerly described as North 89° 23' 44" West, a distance of 338.95 feet) to a point of curve;

Thence 31.34 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 89° 46' 49", a chord bearing of North 44° 30' 56" West, and a chord length of 28.23 feet (formerly described as arc length of 31.28 feet, a central angle of 89° 37' 07" and a chord length of 28.19 feet) to a point on the easterly right of way line of North Glenwood Street;

Thence leaving the northerly right of way line of West Riverside Drive, South 00° 00' 47" East, a distance of 90.11 feet (formerly described as 90.00 feet) on the easterly right of way line of North Glenwood Street to a point of curve;

Thence 31.63 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 90° 37' 58", a chord bearing of North 45° 23' 29" East, and a chord length of 28.44 feet (formerly described as arc length of 31.54 feet, a central angle of 90° 20' 52" and a chord length of 28.37 feet) on the southerly right of way line of West Riverside Drive;

Thence South 89° 22' 40" East, a distance of 338.36 feet (formerly described as 338.38 feet) to a point of curve on the northerly boundary line of Daron Subdivision No. 1, recorded in Book 86 of Plats at Page 9709 of Ada County Records;

Thence on the exterior boundary line of said Daron Subdivision No. 1 for the following courses and distances:

Thence 58.90 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 14° 59' 55", a chord bearing of North 83° 06' 15" East, and a chord length of 58.73 feet (formerly described as arc length of 58.91 feet, a central angle of 15° 00' 03" and a chord length of 58.74 feet);

Thence North 75° 53' 11" East, a distance of 72.22 feet (formerly described as 72.42 feet);

Thence South 21° 34' 52" West, a distance of 399.97 feet (formerly described as 400.00 feet);

Thence South 17° 05' 34" West, a distance of 264.29 feet (formerly described as South 17° 06' 38" West, 264.53 feet) to a point of curve;

Thence leaving the exterior boundary line of said Daron Subdivision No. 1, 156.01 feet on the arc of a curve to the left, said curve having a radius of 117.00 feet, a central angle of 76° 23' 49", a chord bearing of South 21° 00' 10" East, and a chord length of 144.70 feet (formerly described as arc length of 155.83 feet, a central angle of 76° 18' 49", a chord bearing of South 21° 05' 10" East and a chord distance of 144.57 feet);

Thence South 59° 24' 46" East, a distance of 30.22 feet (formerly described as South 59° 20' 16" East, 30.10 feet) to a point of curve;

Thence 127.59 feet on the arc of a curve to the right, said curve having a radius of 153.00 feet, a central angle of 47° 46' 45", a chord bearing of South 35° 24' 47" East, and a chord length of 123.92 feet (formerly described as an arc length of 127.58 feet, a central angle of 47° 46' 41", a chord bearing of South 35° 26' 54" East, and a chord distance of 123.92 feet);

Thence South 11° 24' 39" East, a distance of 38.15 feet (formerly described as South 11° 33' 32" East, 38.45 feet) to a point on the toe of slope of the Corps of Engineers Dike – Northside of the Boise River;

Thence South 63° 24' 25" East, a distance of 169.57 feet (formerly described as South 63° 23' 44" East, 169.37 feet);

Thence South 50° 09' 19" East, a distance of 398.28 feet (formerly described as South 50° 09' 09" East, 398.13 feet);

Thence South 59° 28' 14" East, a distance of 160.51 feet;

Thence South 66° 28' 01" East, a distance of 310.74 feet;

Thence South 76° 23' 44" East, a distance of 337.01 feet;

Thence South 57° 03' 44" East, a distance of 81.56 feet;

Thence leaving the toe of slope of the Corps of Engineers Dike – Northside of the Boise River, and on the Northerly Bank of the Boise River for the following courses and distances:

Thence South 32° 56' 16" West, a distance of 39.00 feet;

Thence South 22° 05' 38" East, a distance of 137.41 feet;

Thence South 43° 08' 44" East, a distance of 37.11 feet;

Thence South 13° 07' 42" East, a distance of 61.01 feet (formerly described as South 13° 08' 44" East, 60.68 feet) to a point on the westerly boundary line of Wanner's Plantation Estates Subdivision, recorded in Book 59 of Plats at Page 5680 of Ada County Records;

Thence leaving the Northerly Bank of the Boise River and on the exterior boundary line of said Wanner's Plantation Estates Subdivision for the following courses and distances:

Thence North 06° 50' 28" West, a distance of 141.06 feet (formerly described as 140.53 feet);

Thence North $88^{\circ} 24' 32''$ East, a distance of 226.06 feet;
Thence North $66^{\circ} 38' 09''$ East, a distance of 14.80 feet (formerly described as 15.00 feet);
Thence North $04^{\circ} 04' 54''$ West, a distance of 106.77 feet;
Thence North $89^{\circ} 54' 16''$ East, a distance of 49.61 feet;
Thence South $51^{\circ} 49' 18''$ East, a distance of 161.90 feet (formerly described as 161.80 feet);
Thence South $39^{\circ} 30' 44''$ East, a distance of 413.96 feet (formerly described as 413.97 feet);
Thence South $31^{\circ} 55' 28''$ East, a distance of 73.32 feet;
Thence South $10^{\circ} 40' 13''$ East, a distance of 131.12 feet (formerly described as South $10^{\circ} 40' 28''$ East, 131.28 feet) to the southeast corner of Lot 1, Block 1 of said Wanner's Plantation Estates Subdivision;
Thence leaving said Wanner's Plantation Estates Subdivision, South $08^{\circ} 51' 11''$ East, a distance of 46.30 feet (formerly described as South $08^{\circ} 50' 40''$ East, 46.13 feet) to the northerly lot corner common to Lots 12 and 13, Block 6 of The Plantation No. 3 (Subdivision), recorded in Book 51 of Plats at Page 4249 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 3 (Subdivision) for the following courses and distances:
Thence South $84^{\circ} 22' 18''$ East, a distance of 176.62 feet (formerly described as 174.93 feet and 176.62 feet);
Thence South $47^{\circ} 22' 18''$ East, a distance of 129.60 feet;
Thence South $21^{\circ} 22' 18''$ East, a distance of 420.00 feet to the northeast corner of Lot 6, Block 5 of The Plantation No. 1 (Subdivision), recorded in Book 44 of Plats at Page 3529 of Ada County Records;
Thence leaving the exterior boundary line of said The Plantation No. 3 (Subdivision) and on the exterior boundary line of said The Plantation No. 1 (Subdivision) for the following courses and distances:
Thence South $21^{\circ} 22' 18''$ East, a distance of 372.26 feet (formerly described as 372.25 feet) to the northwest corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence South $10^{\circ} 37' 42''$ West, a distance of 115.94 feet to a point on a curve on the northerly right of way line of West Plantation Drive;
Thence 122.17 feet on the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of $39^{\circ} 59' 55''$, a chord bearing of North $80^{\circ} 37' 39''$ East, and a chord length of 119.70 feet (formerly described as an arc length of 122.18 feet, a central angle of $40^{\circ} 00' 04''$ and a long chord of 119.71 feet);
Thence North $60^{\circ} 37' 38''$ East, a distance of 41.36 feet on said northerly right of way line to southeast corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence North $04^{\circ} 19' 15''$ West, a distance of 139.50 feet (formerly described as 139.20 feet) to the lot corner common to said Lot 2, Block 5 of said The Plantation No. 1 (Subdivision) and Lot 21, Block 4 of The Plantation No. 4 (Subdivision), recorded in Book 58 of Plats at Page 5480 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 4 (Subdivision) for the following courses and distances:
Thence North $10^{\circ} 22' 20''$ West, a distance of 655.71 feet (formerly described as 655.72 feet);
Thence North $59^{\circ} 42' 23''$ East, a distance of 181.76 feet, (formerly described as North $59^{\circ} 40' 15''$ East);
Thence South $63^{\circ} 40' 13''$ East, a distance of 180.00 feet (formerly described as South $63^{\circ} 42' 24''$ East);
Thence South $04^{\circ} 23' 44''$ East, a distance of 611.10 feet (formerly described as South $04^{\circ} 23' 41''$ East, 611.30 feet) to the lot corner common to Lot 4, Block 4 of said The Plantation No. 4 (Subdivision), and Lot 2, Block 4 of said The Plantation No. 1 (Subdivision) the exterior boundary line of said The Plantation No. 4 (Subdivision);

Thence leaving the exterior boundary line of said The Plantation No. 4 (Subdivision), South 04° 16' 03" East, a distance of 89.80 feet (formerly described as 89.83 feet) to the southwest corner of Lot 2, Block 4 of said The Plantation No. 1 (Subdivision), being a point of curve on the northerly right of way line of West Plantation Drive;

Thence 99.04 feet on the arc of a curve to the right, said curve having a radius of 525.00 feet, a central angle of 10° 48' 30", a chord bearing of North 87° 19' 37" East, and a chord length of 98.89 feet (formerly described as an arc length of 97.13 feet, a central angle of 10° 36' 00" and a chord length of 96.99 feet);

Thence South 87° 16' 03" East, a distance of 81.64 feet on said northerly right of way line of West Plantation Drive to the southerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision);

Thence North 02° 43' 57" East, a distance of 100.00 feet to the northerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision), said corner being common to the southwest corner of Lot 1, Block 2 of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;

Thence on the exterior boundary line of said Wedgewood Greens Subdivision for the following courses and distances:

Thence North 08° 26' 53" West, a distance of 326.70 feet (formerly described as 326.92 feet);

Thence North 00° 07' 06" West, a distance of 188.46 feet (formerly described as 188.09 feet);

Thence South 88° 30' 12" East, a distance of 132.56 feet (formerly described as 132.47 feet);

Thence North 01° 29' 48" East, a distance of 15.00 feet;

Thence North 66° 47' 11" West, a distance of 149.11 feet to a point of curve;

Thence 603.36 feet on the arc of a curve to the right, having a radius of 425.00 feet, a central angle of 81° 20' 29", and whose chord bears North 26° 06' 56" West, a distance of 553.95 feet to a point of reverse curve;

Thence 108.76 feet on the arc of a curve to the left, having a radius of 175.00 feet, a central angle of 35° 36' 36", and whose chord bears North 03° 15' 00" West, a distance of 107.02 feet;

Thence North 44° 15' 51" West, a distance of 712.10 feet;

Thence North 45° 45' 57" West, a distance of 355.63 feet;

Thence North 48° 25' 48" West, a distance of 194.12 feet to a point of curve;

Thence 329.04 feet on the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 37° 42' 20", and whose chord bears North 67° 26' 54" West, a distance of 323.14 feet to a point of compound curve;

Thence 199.80 feet on the arc of a curve to the left, having a radius of 273.50 feet, a central angle of 41° 51' 22", and whose chord bears South 72° 46' 15" West, a distance of 195.39 feet;

Thence North 44° 09' 22" West, a distance of 56.35 feet;

Thence North 45° 50' 38" East, a distance of 95.08 feet to the POINT OF BEGINNING.

Said parcel contains 81.10 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn, PLS



Jason Densmer

From: Jason Densmer
Sent: Monday, June 10, 2024 11:29 PM
To: Jason Densmer
Subject: FW: Riverside right-of-way

----- Forwarded message -----

From: **Christy Little** <Clittle@achdidaho.org>
Date: Mon, Sep 24, 2018 at 11:39 AM
Subject: Riverside right-of-way
To: bobtaunton@tauntongroup.com <bobtaunton@tauntongroup.com>

Bob,

The area hatched in pink is owned and maintained by ACHD. Our records indicate that this right-of-way was obtained by prescription.

Christy



Christy Little

Planning Review Supervisor

Development Services

(208)387-6144

--
Bob Taunton, President

Taunton Group, LLC

208-401-5505

bobtaunton@tauntongroup.com

A Minor Land Division

for

LB River Club Owner LLC

Located in Section 19 & 30, Township 4 North, Range 2 East
and Section 24 & 25, Township 4 North, Range 1 East

Boise Meridian

Garden City, Ada County, Idaho

2024

Legend:

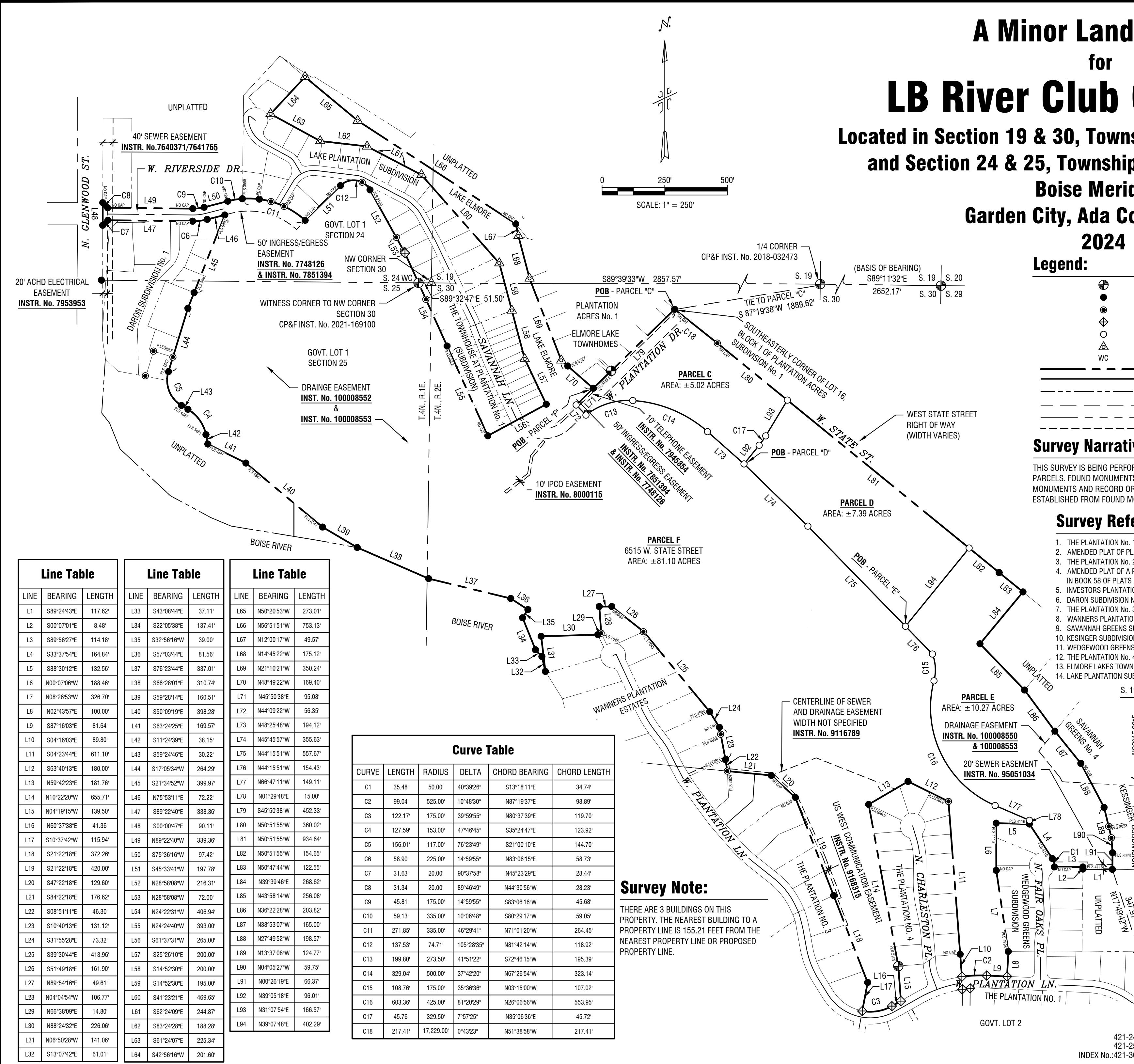
●	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR W/PLASTIC "PLS 7880" OR AS SHOWN
●	FOUND 1/2" REBAR, NO CAP OR AS SHOWN
●	FOUND 1-1/4" COPPER DISC MONUMENT MARKED "PLS 7880"
●	SET 5/8"X24" REBAR W/PLASTIC CAP "PLS 7880"
○	CALCULATED POINT, NOTHING FOUND OR SET
○	WITNESS CORNER
—	BOUNDARY LINE
—	NEW PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	TIE LINE
—	SECTION LINE
—	EASEMENT LINE

Survey Narrative:

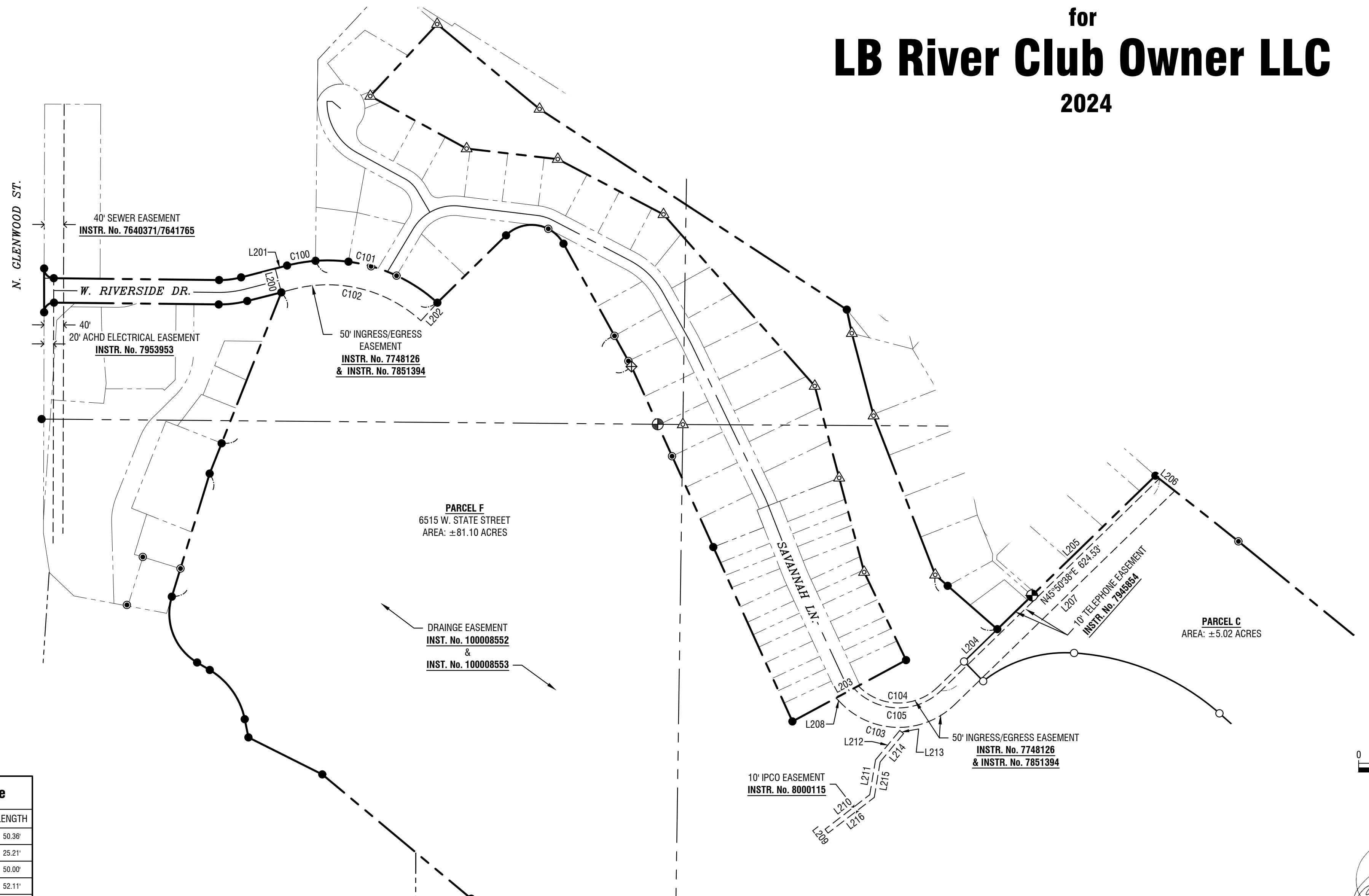
THIS SURVEY IS BEING PERFORMED TO DELINATE THE MINOR LAND DIVISION DIVIDING THE PROPERTY INTO FOUR PARCELS. FOUND MONUMENTS WERE HELD. THE POSITIONS OF MONUMENTS SET WERE ESTABLISHED USING FOUND MONUMENTS AND RECORD OR PROPORTIONED DISTANCES. THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS AT THE NORTH QUARTER CORNER AND NORTHWEST CORNER OF SECTION 30.

Survey References:

1. THE PLANTATION NO. 1, RECORDED IN BOOK 44 OF PLATS AT PAGE 3529, ADA COUNTY RECORDS.
2. AMENDED PLAT OF PLANTATION NO. 1, RECORDED IN BOOK 45 OF PLATS AT PAGE 3689, ADA COUNTY RECORDS.
3. THE PLANTATION NO. 2, RECORDED IN BOOK 45 OF PLATS AT PAGE 3693, ADA COUNTY RECORDS.
4. AMENDED PLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2, 3, 4, 5, AND 6, BLOCK 1, THE PLANTATION NO. 2, RECORDED IN BOOK 58 OF PLATS AT PAGE 5559, ADA COUNTY RECORDS.
5. INVESTORS PLANTATION NO. 1, RECORDED IN BOOK 59 OF PLATS AT PAGE 5702, ADA COUNTY RECORDS.
6. DARON SUBDIVISION NO. 1, RECORDED IN BOOK 86 OF PLATS AT PAGE 9709, ADA COUNTY RECORDS.
7. THE PLANTATION NO. 3, RECORDED IN BOOK 51 OF PLATS AT PAGE 4249, ADA COUNTY RECORDS.
8. WANNERS PLANTATION ESTATES, RECORDED IN BOOK 59 OF PLATS AT PAGE 5680, ADA COUNTY RECORDS.
9. SAVANNAH GREENS SUBDIVISION, RECORDED IN BOOK 79 OF PLATS AT PAGE 8455, ADA COUNTY RECORDS.
10. KESINGER SUBDIVISION, RECORDED IN BOOK 60 OF PLATS AT PAGE 7586, ADA COUNTY RECORDS.
11. WEDGEWOOD GREENS SUBDIVISION, RECORDED IN BOOK 60 OF PLATS AT PAGE 6042, ADA COUNTY RECORDS.
12. THE PLANTATION NO. 4, RECORDED IN BOOK 58 OF PLATS AT PAGE 5480, ADA COUNTY RECORDS.
13. ELMORE LAKES TOWNHOMES SUBDIVISION, RECORDED IN BOOK 75 OF PLATS AT PAGE 7722, ADA COUNTY RECORDS.
14. LAKE PLANTATION SUBDIVISION, RECORDED IN BOOK 56 OF PLATS AT PAGE 5210, ADA COUNTY RECORDS.



**A Minor Land Division
for
LB River Club Owner LLC
2024**

**Line Table**

LINE	BEARING	LENGTH
L200	N14°23'44"W	50.36'
L201	N75°36'16"E	25.21'
L202	N42°15'48"E	50.00'
L203	N61°37'31"E	52.11'
L204	N45°50'38"E	170.83'
L205	N45°50'38"E	452.33'
L206	S51°55'38"E	50.46'
L207	S45°50'38"W	629.99'
L208	N44°26'22"W	15.35'
L209	N37°40'40"W	10.00'
L210	N52°19'20"E	116.03'
L211	N09°22'20"E	72.38'
L212	N39°30'20"E	78.35'
L213	S50°29'40"E	10.00'
L214	S39°30'20"W	75.65'
L215	S09°22'20"W	73.62'
L216	S52°19'20"W	119.97'

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C100	59.13'	335.00'	10°06'48"	N80°29'17"E	59.05'
C101	271.85'	335.00'	46°29'41"	S71°01'20"E	264.45'
C102	281.48'	284.16'	56°45'19"	S76°06'51"E	270.12'
C103	258.37'	165.00'	89°43'04"	N89°17'52"W	232.77'
C104	180.94'	115.00'	90°08'52"	S89°02'58"E	162.84'
C105	199.46'	125.00'	91°25'26"	S88°24'41"E	178.96'



**A Minor Land Division
for
LB River Club Owner LLC
2024**

Line Table

LINE	BEARING	LENGTH
L217	N68°37'40"E	192.11'
L218	N70°37'47"E	10.18'
L219	N21°22'13"W	112.00'
L220	N70°37'47"E	15.00'
L221	N21°22'13"W	181.47'
L222	N24°41'44"W	260.93'
L223	N47°22'18"W	134.95'
L224	N84°22'18"W	172.22'
L225	N08°50'04"W	51.56'
L226	S65°34'32"W	10.73'
L227	N89°56'27"W	135.73'
L228	N00°07'01"W	8.66'
L229	N89°24'43"W	97.87'
L230	S00°35'17"W	20.00'
L231	N89°24'43"W	117.62'
L232	N00°07'01"W	8.48'
L233	N89°56'27"W	114.18'
L234	N39°21'46"E	102.14'
L235	S38°52'17"E	164.43'
L236	S27°49'52"E	90.31'
L237	N88°45'14"W	116.92'
L238	N27°57'37"W	19.83'
L239	N38°53'14"W	134.64'

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C106	20.20	50.00'	23°08'59"	N04°32'58"W	20.06

