



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Hanna Veal
Wyatt King
Mariia Antonova
Colin Schmidt
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey
Building**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@centengr.com

Date: 20 December 2025

Subject: **ALC Architecture
41st Street Multifamily
212 West 41st Street
Lots 9-11 of Block E of FAS #2
Tax Parcel: R2734510560
DSRFY2026-0003**

Pages: 5

Media: Transmitted via E-mail

Status: **We Recommend the City NOT Approve This Project Until Adequate Water and Sewer Service is Verified – See Sections Below Titled “Waiver Request for Submittal Items” and “Water and Sewer Will Serve Review”**

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is proposing to construct 42 residential units and 1 clubhouse.

Any approval of the project should be conditioned upon successfully addressing items presented in this review. Additionally, we recommend the city NOT approve this project until adequate water/sewer service is verified.

Affidavit of Legal Interest Form

The form submitted with the application is personally signed by Yvonne Juarez for Lots of Land LLC. However, we note that perhaps a name change has occurred to The Hidden Nest LLC? And, the ownership chain is that the landowner is owned by Eagle Island Management LLC as its member. However, Eagle Island Management LLC does not appear to be an Idaho company. Please advise on the ownership chain and the various officers. We suspect that a new affidavit is needed.

Waiver Request for Submittal Items

We note the property has been surveyed and shown on Record of Survey 14818. The topography survey is noted in the application letter as 85% complete. A completed topographic survey is necessary for submittal of construction plans for the project.

The incomplete topographic survey does not depict location/size of existing city water/sewer lines. This area of the city has aged infrastructure and adequate supply/collection of water/sewer may be an issue. See later comments on service ability.

We also note a letter from Fairview Acres Lateral Water Users Association (FALWUA) dated 3 October 2025 requesting approval of a pressure irrigation requirement waiver. It is not the place for FALWUA to request a pressure irrigation waiver. Per city code, said waiver must come from the project professional engineer with background information from FALWUA. However, unless city code has changed and now requires a pressure irrigation system for all development projects, a pressure irrigation system is not necessary unless the project is planned to be a new subdivision. Please verify that pressure irrigation from a non-potable water source is not required with planning staff.

Subdivision /Parcel Consolidation

We understand the project will not be a subdivision of land. If the project will be subdivided, additional requirements for platting will be required. Will the project be subdivided?

Restricted Build Agreement

If a subdivision is proposed, would the developer plan on using a Restricted Build Agreement for the project?

QLPE Review of Planned Public Water/Sewer Extensions

Specific plans for water/sewer service are not included in the submittal information we received. It appears from sheet C1.1 that public main line extensions are proposed to serve the . Specific plans for these extensions will be required to be reviewed and approved by the city.

Will the applicant desire the city to perform a QLPE review? If so, the applicant will be responsible to pay for the review in addition to ordinary plan review.

For a QLPE review, the applicant's engineer must provide the applicable completed, sealed, signed and dated DEQ checklists.

Unit Addressing

Please advise on how unit addressing will be accomplished. Please coordinate with Ada County.

Parcel Consolidation

If the project will not be a new subdivision, a parcel consolidation land survey will be required.

Ada County Highway District Approval

An approval from the Ada County Highway District is required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans.

The review by the District will need to include review of access and location of fire hydrants.

Gravity Irrigation Facilities

Any modifications to gravity irrigation facilities require an approval of the project from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Water and Sewer Will Serve Review

The applicant needs to request the city perform a fire flow, and then request the city provide a "will serve" letter. We do not see a recent "will serve" letter for this site. Approval of the project should not occur until this service process has been completed. If a recent "will serve" letter is available, please provide it.

Water and Sewer Connections

The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs.

The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

Any new water or sewer services must be reviewed and approved by Public Works.

Water and Sewer Easements

The city will require easements to cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants and water meters, as applicable to the project. If the project is to be subdivided, said easements may be created on the final plat and specifically name Garden City as a beneficiary. If the project is not subdivided, easements must be created by an easement document recorded with Ada County.

Record Construction Plans

After completion of site improvements, record drawings will be required showing compliance with approved construction plans and pre-approved construction period changes must be provided and accepted by the city. Design professional of record will be expected to provide letters noting construction of horizontal construction, water, sewer and drainage complies with approved plans.

Erosion and Sediment Control

Prior to performing any new grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Site Grading and Drainage Plan

A site geotechnical report and a storm water design report prepared by an Idaho licensed design professional that is sealed, dated and signed is required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

The grading plan must assure that proposed elevations match the perimeter ground and storm water capture remains on the site including run-off from all hard surfaces and landscaping.

The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is. Vertical separation must be at least three feet.

Storm Water Operation and Management Agreement

The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have approved plans attached and be recorded by the city with final plan approval.

Storm Water Operation and Maintenance Manual

The design professional must provide a storm water operation and maintenance manual that is sealed, signed and dated by the design professional. Said manual must be reviewed and approved by the city.

Sheet C1.1 notes permeable pavers. Please note that Garden City will not repair permeable paver surfaces or their base sections when city infrastructure (water mains, water services, sewer mains and sewer manholes) is located beneath them. The city will maintain the public water/sewer facilities noted, but will not repair the storm drain facilities above them. Said repair is the responsibility of the private party owning/operating/maintaining the storm drain facilities.

Sanitary sewer services from the connection to the mainline to the point of use will be private under permeable pavers. Ownership and repair of said private services will be the responsibility of the private party owning operating and maintaining the storm drain facilities.

Permeable paver ownership/maintenance responsibilities shall be stated in an appropriate document (i.e. maintenance agreement, easement, Covenants, Conditions and Restrictions, Final Plat).

All water main lines under and within ten (10) feet of permeable pavers shall be ductile iron pipe.

FEMA Flood Maps

The applicant must review the original FEMA work maps (not the current adopted maps) on the city's website as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

Information provided indicates that the project will be elevated (the lowest floor) to two feet above the work maps BFE.

We recommend the city NOT approve this project until adequate water and sewer service is verified – see sections above titled “Waiver Request for Submittal Items” and “Water and Sewer Will Serve Review”.

We have no other comments regarding this application at this time.