



May 13, 2026

Julie Miller  
Studio H Architects

RE: 43<sup>rd</sup> St Townhomes Arborist Report

We have evaluated selected trees at 216 East 43<sup>rd</sup> Street in Garden City. The purpose was to evaluate the condition of the trees, determine the species, and the size of each tree at the site. A field assessment was conducted on May 13, 2026.

### Findings and Recommendations

The trees in the project area include various species. The evaluated trees range in diameter at breast height (DBH) from 5 to 13 inches. Tree condition ranges from 'Poor' to 'Fair', with most trees in poor condition. Potential targets for tree failure include power lines on the south property line, 43rd Street along the south property line, a driveway along the north property line, and fences and structures within the property lines.



**Photo 1.** View of tree #1 with large areas of decay and dead.

## Summary

The site assessment identified five trees representing four species, with overall conditions ranging from fair to poor. The inventory consists of one apricot, one Siberian elm, one catalpa, and two junipers. Based on the observed health, structural condition, and site context of each specimen, three trees are recommended for removal, and the remaining two are recommended for remedial pruning, including crown reduction and crown raising to restore appropriate clearance and reduce structural risk.

Identifiable targets for potential tree failure are present on all four sides of the lot, and a low-hanging overhead power line traverses the southern boundary of the property. The trees on site reflect a history of poor maintenance, and both the Siberian elm and the catalpa are volunteer specimens that have established themselves in unsuitable locations. Given the combination of structural defects, declining condition, proximity to identifiable targets, and conflicts with overhead utilities, the removal of the designated trees and corrective pruning of the retained specimens will be necessary to bring the site to an acceptable safety standard.

Respectfully submitted,

North Fork Tree Service

Mitch Ruscin  
Certified Arborist PN-8666A

*Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.*

**APPENDIX A**

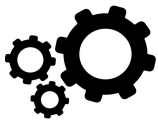
**Table 1.** Summary of Trees at 216 East 43<sup>rd</sup> Street Site

#	Species	DBH (in.)	Condition	Findings and Recommended Work
1	Apricot	13	Poor	This tree has large areas of decay on its trunk and main stems. There are also large dead branches. The tree has gummosis and has been poorly maintained. Recommend removal.
2	Siberian Elm	5	Poor	This tree is growing next to and through the fence. The tree is growing over the driveway and will pose a risk to people and vehicles entering and exiting the driveway as it matures. There are some broken branches and deadwood throughout the canopy. Recommend removal.
3	Juniper	7	Fair	This tree is growing under power lines and close to the fence. There are low-hanging branches touching the ground, and the tops of the tree are growing into the power lines. There is some deadwood throughout the canopy.
4	Juniper	6	Fair	This tree is growing under power lines and close to the fence. There are low-hanging branches touching the ground, and the tops of the tree are growing into the power lines. There is some deadwood throughout the canopy.
5	Catalpa	5	Poor	This tree is growing between the fence and shed. There are broken branches throughout the canopy, and the tree is quickly outgrowing the small space it is growing in and should be removed.

**APPENDIX B**

**Attachment 1. 43<sup>rd</sup> Street Townhomes Tree Locations**





## Site Photos

May 14, 2026

Project: 43rd St Townhomes

Address 216 E. 43rd St, Garden City, ID 83714









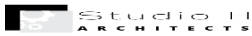












Julie Miller <julie@studioharchitects.com>

# Siberian Elm Subdivision Name Reservation

1 message

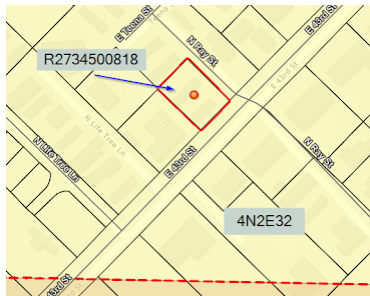
**Sub Name Mail** <subnamemail@adacounty.id.gov> Fri, May 15, 2026 at 11:37 AM  
 To: Antonio Conti <Antonio.Conti@ackerman-estvold.com>, Julie Miller <julie@studioharchitects.com>, Sub Name Mail <subnamemail@adacounty.id.gov>  
 Cc: Carmen Weber <carmen.weber@ackerman-estvold.com>

May 15, 2026,

Antonio Conti, Ackerman-Estvold  
 8715 Lake View LLC

RE: Subdivision Name Reservation: **SIBERIAN ELM SUBDIVISION**

At your request, I will reserve the name Siberian Elm Subdivision to include Parcel R2734500818, of T4N, R2E, S.32, SW 1/4, Garden City for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.



This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.



**Dale P. Meyers, PLS, CFedS**  
 County Surveyor

Ada County Development Services  
 200 W. Front St., Boise, ID 83702

(208) 287-7938 *office*

(208) 287-7909 *fax*

---

**From:** Julie Miller <[julie@studioharchitects.com](mailto:julie@studioharchitects.com)>  
**Sent:** Friday, May 15, 2026 10:41 AM  
**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Cc:** Antonio Conti <[Antonio.Conti@ackerman-estvold.com](mailto:Antonio.Conti@ackerman-estvold.com)>; Carmen Weber <[carmen.weber@ackerman-estvold.com](mailto:carmen.weber@ackerman-estvold.com)>  
**Subject:** [EXTERNAL] Re: Subdivision Name Request

Hi Frank,

Per our conversation, we would like to use "Siberian Elm".

Thank you so much for your time and help finding a very cool sounding name!

Sincerely,

**Julie Miller, NCIDQ** Sr. Project Manager

**O:** 208-649-8306

**C:** 208-996-0528

**A:** [1335 N Main St | Meridian, ID 83642](#)

Studio H Architects

Architecture | Interior Design | Planning



On Fri, May 15, 2026 at 10:24 AM Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)> wrote:

Good morning Antonio,

Fourthree does not appear to be a real word and therefore cannot be used as a subdivision name.

The names Commons and Landing have already been used as primary names and cannot be used as primary names.

Please provide a new unique name for review.

Please use the included link below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Such as 'blue'.

Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Online Name Search: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>

Please refer to this link for the current Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

Name Policy: [https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat\\_Naming\\_Policy\\_2022-10-20-1.pdf](https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_2022-10-20-1.pdf)

Thank you,



**Frank Davis**

*Engineering & Survey Technician*

**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7937 office  
(208) 287-7909 fax

---

**From:** Antonio Conti <[Antonio.Conti@ackerman-estvold.com](mailto:Antonio.Conti@ackerman-estvold.com)>

**Sent:** Thursday, May 14, 2026 4:04 PM

**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>

**Cc:** Carmen Weber <[carmen.weber@ackerman-estvold.com](mailto:carmen.weber@ackerman-estvold.com)>; Julie Miller <[julie@studioharchitects.com](mailto:julie@studioharchitects.com)>

**Subject:** [EXTERNAL] RE: Subdivision Name Request

Good afternoon,

Still trying to figure out a name for this plat.

Would any of these work?

- FourThree Commons
- FourThree Landing

I am aware that Four is taken but hoping this would be allowed.

Antonio Conti

**Ackerman-Estvold**

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>

**Sent:** Thursday, March 26, 2026 8:54 AM

**To:** Carmen Weber <carmen.weber@ackerman-estvold.com>; Sub Name Mail <subnamemail@adacounty.id.gov>

**Cc:** Antonio Conti <Antonio.Conti@ackerman-estvold.com>

**Subject:** RE: Subdivision Name Request

Good morning Carmen,

The primary (first) name 'Town' has already been recorded and therefore cannot be used.

Also "On" does not meet the Ada County Subdivision Naming Policy #3. Plat names shall not begin with an article ("A" or "The" or other similar words) or use prepositions ("At" or "Near" or other similar words). This is required by the Recorder's office so that subdivision names sort correctly in the public records search software.

Please provide a new unique name for review.

A link is included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Such as 'blue'.

Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Online Name Search: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>

Please refer to this link for the current Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

Name Policy: [https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat\\_Naming\\_Policy\\_2022-10-20-1.pdf](https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_2022-10-20-1.pdf)

Thank you,



**Frank Davis**

**Engineering & Survey Technician**

**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7937 office  
(208) 287-7909 fax

---

**From:** Carmen Weber <[carmen.weber@ackerman-estvold.com](mailto:carmen.weber@ackerman-estvold.com)>  
**Sent:** Wednesday, March 25, 2026 1:56 PM  
**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Cc:** Antonio Conti <[Antonio.Conti@ackerman-estvold.com](mailto:Antonio.Conti@ackerman-estvold.com)>  
**Subject:** [EXTERNAL] Subdivision Name Request

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Please see below for the Subdivision Name Request

- Requested Subdivision Name: **Towns on 43rd**
- The Parcel Number(s) of all of the parcels to be included in the Subdivision: **R2734500818**
- The name and contact information for the Developer: **8715 Lake View LLC, Eric Sonner, 216 E. 43<sup>rd</sup> St. Garden City, ID 83714 (888) 541-1133**
- The name and contact information for the Owner(s): **Same as Developer**
- The name and contact information for the Professional Land Surveyor and firm that will be in responsible charge of the plat: **Antonio Conti with Ackerman-Estvold, 7661 W. Riverside Dr., Garden City, ID 83714 @ 208-853-6470**

Please let me know if there is any additional information you need from me for subdivision approval.

Thank you,

Carmen

Carmen Weber, PLA, ASLA, CLARB, & SITES AP

*Landscape Architect*

**Ackerman-Estvold**

7655 West Riverside Dr.

Garden City, ID 83714

Office: 208.853.6470

Direct: 208.986.3046

Licensed Landscape Architect in: Idaho, Wyoming, Oregon, Washington, and North Dakota

[www.ackerman-estvold.com](http://www.ackerman-estvold.com)

Follow us on Facebook LinkedIn and Instagram

[We are Hiring\\_Apply Online Here](#)



Please consider the environment before printing this e-mail

NOTICE: The information contained in this electronic mail message is confidential and intended only for certain recipients. Electronic data is transmitted for the recipient's convenience. The recipient agrees to indemnify and hold harmless Ackerman-Estvold from any liability arising from the use of this data and agrees to not disclose this data with any other party. Electronic files are subject to change and updates are the sole responsibility of the recipient. If you have received this communication in error, please notify the sender by reply transmission to [rachel.nannenga@ackerman-estvold.com](mailto:rachel.nannenga@ackerman-estvold.com) and delete the message without copying or disclosing it.