

From: [Hanna Veal](#)
To: [KaraLeigh Troyer](#)
Subject: RE: GCPP26-0002 43rd Street Townhomes
Date: Monday, August 17, 2026 4:43:00 PM
Attachments: [image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image001.png](#)
[image002.png](#)
[image009.png](#)
[image013.png](#)
[image014.png](#)
[image019.png](#)
[image020.png](#)

Hello,

Yes, the city is requesting an updated comment from ACHD on the matter.



Hanna Veal

Associate Planner

Development Services Department, **City of Garden City**

p: 208-472-2922

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



From: KaraLeigh Troyer <ktroyer@achdidaho.org>
Sent: Monday, August 17, 2026 3:27 PM
To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Subject: RE: GCPP26-0002 43rd Street Townhomes

Hi Hanna,

ACHD does from time to time accept permeable pavers as drainage systems, however, that is typically for new streets. The applicant's proposal for pavers would not be sufficient. If the applicant desires to construct improvements on Ray Street, then pavement widening, curb, gutter, and sidewalk should be constructed consistent with a typical street section.

Additionally, I am not sure what the applicant is referring to in regards to the "light maintenance" vs "heavy maintenance." The permeable pavers would be maintained by ACHD. However, as stated above, the proposal would not be accepted by development review.

Is the City requesting updated comment from ACHD on the matter?

Thanks,

KaraLeigh Troyer

Planner | Development Services

Ada County Highway District (ACHD)
5800 N Meeker Avenue, Boise, ID 83713

Phone: (208)387-6391

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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

Sent: Monday, August 17, 2026 12:07 PM

To: KaraLeigh Troyer <ktroyer@achdidaho.org>

Subject: RE: GCPP26-0002 43rd Street Townhomes

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Try these!

If it still isn't working, try the online version here:

<https://storage.googleapis.com/juniper-media-library/464/2026/08/Resubmittals%2007282026.pdf>. Page 23 and Page 9-14



Hanna Veal

Associate Planner

Development Services Department, **City of Garden City**

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a: 6015 Glenwood Street, Garden City, ID 83714

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From: KaraLeigh Troyer <ktroyer@achdidaho.org>

Sent: Monday, August 17, 2026 11:57 AM
To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Subject: RE: GCPP26-0002 43rd Street Townhomes

Hi Hanna,

I am having trouble accessing the plans to see where the permeable pavers are being proposed. Can you please send them to me?

Thank you,

KaraLeigh Troyer
Planner | Development Services

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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Sent: Monday, August 17, 2026 11:17 AM
To: KaraLeigh Troyer <ktroyer@achdidaho.org>
Subject: RE: GCPP26-0002 43rd Street Townhomes

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Hi KaraLeigh,

This subdivision is going to hearing this Wednesday and one of my P&Z Commissioners has major concerns regarding the applications stormwater management plans. In their most recent resubmittal dated July 28th, they call out on Pg. 2 of the Operation and Maintenance Plan:

Ada County Highway District (ACHD)

ACHD is responsible for the operation and maintenance of the permeable interlocking concrete paver (PICP) storm drain facility located within the public right-of-way of Ray Street, as well as within designated easements or common lots allocated for storm drainage purposes.

Light maintenance of stormwater facilities shall be the responsibility of the developer and/or HOA. Light maintenance is required only for landscape-based treatment/storage facilities, like basins and swales. ACHD maintains all catchment and conveyance facilities within the public right-of-way.

Light maintenance responsibilities of the HOA include:

1. Maintain infiltration facilities to ensure positive percolation of stormwater (defined as infiltrating 90% of the design storm volume in 48-hours).

Light maintenance activities may include but are not limited to controlling irrigation flows (not over watering), vegetation maintenance, weed management, and applying fertilizers, pesticides, and insecticides in accordance with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) standards. The HOA shall maintain annual inspection records for stormwater facilities that shall be made available to ACHD upon request.

Heavy maintenance activities are the responsibility of ACHD and include sediment removal and reconstruction of a stormwater facility, if necessary, as determined by ACHD, after light maintenance duties have failed to correct a problem. ACHD is responsible for managing stormwater conveyance and storage within the identified facilities, conducting routine inspections of all storm drainage features within ACHD's right-of-way, performing maintenance activities to preserve system capacity and efficiency, undertaking repairs or replacements of drainage infrastructure when necessary to maintain public safety and extend the life of the facilities, and ensuring environmental compliance by operating the system in accordance with local standards. A documented maintenance history is important to assess what action is needed to correct a failure.

I have never known ACHD to accept a new subdivision's pavers and the maintenance of them, even if they are within the public ROW. Would you mind taking a look at these plans and the agreement and let me know what you think?

The Commissioner who brought this to our attention use to work as the head engineer for ACHD for 17 years and he thinks this is a major issue that will require a whole system redesign, and is requesting an updated comment regarding this issue from ACHD.

 [Siberian Elm Subdivision O&M Report.pdf](#)

 [Siberian Elm Civil Plans.pdf](#)

Please feel free to call me if you have any questions,



Hanna Veal

Associate Planner

Development Services Department, **City of Garden City**

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From: KaraLeigh Troyer <ktroyer@achdidaho.org>
Sent: Monday, June 22, 2026 4:14 PM
To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Subject: RE: GCPP26-0002 43rd Street Townhomes

Hi Hanna,

I have time tomorrow afternoon, Wednesday mid-day, or Thursday afternoon. Let's meet and we can go over the City's desires for this roadway and how to best meet ACHD policy with this development.

Thanks,

KaraLeigh Troyer
Planner | Development Services

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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Sent: Monday, June 22, 2026 10:55 AM
To: KaraLeigh Troyer <ktroyer@achdidaho.org>
Cc: Matt Pak <mpak@achdidaho.org>
Subject: RE: GCPP26-0002 43rd Street Townhomes

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Hello, good morning,

Is there a time this week that we can chat about this project either via phone or Teams/Zoom?

The applicant is arguing against the required improvements along their portion of Ray St. while city code requires that a detached sidewalk with street trees be installed along

public ROW's. There are also many other code related requirements along a public ROW when it comes to design of the buildings and access, which you can read about on pages 5 & 6 of my attached staff report (if you want to).

My biggest concern is that if we have to designate this portion of Ray St. as a local street, it might cause the property to be undevelopable due to the size requirements of the ROW. This also would impact the property to the north in the same way.

Thank you,



Hanna Veal

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From: KaraLeigh Troyer <ktroyer@achdidaho.org>

Sent: Thursday, May 28, 2026 4:03 PM

To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

Subject: RE: GCPP26-0002 43rd Street Townhomes

Hi Hanna,

I talked to Matt about this earlier since I saw his email correspondence in the application. It sounds like the location of the development was unclear so the comments Matt gave were applicable to the portion of Ray Street south of 43rd Street, not north of 43rd Street abutting the site.

The portion of Ray Street north of 43rd Street abutting the site is classified as a local street. It cannot be an alley since it does not connect to full local streets on either side. Therefore, it should be held to a local street standard and is considered a local street by ACHD.

As for Ray Street south of 43rd Street, the classification of that "road/alley" will best be determined through future development. It may be considered a named alley since it does connect to Bills Avenue and 43rd Street on either side; however, alleys typically do not provide sole frontage so it may be required to be constructed as a full street. At this time, it would best be described as a named alley, but I cannot guarantee what that portion of Ray Street will be classified as with future development. However, I can guarantee that Ray Street abutting the site north of 43rd Street is and will be classified as a local street.

This portion of Ray Street is definitely not typical so let me know if any further clarification is necessary.

Thanks,

KaraLeigh Troyer

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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

Sent: Thursday, May 28, 2026 3:09 PM

To: KaraLeigh Troyer <ktroyer@achdidaho.org>

Subject: RE: GCPP26-0002 43rd Street Townhomes

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Good afternoon,

One more question, sorry! The applicant is saying that ACHD classifies this street as an alley (attached), I just want to confirm this as it might alter what the city would require for improvements.

It's a tough one since I think this is the first of its kind in Garden City, at least that I've seen, come through on one of these half-block small ROW streets. The only reference I have is the townhome development off Iota Street, but even that was much larger ROW.



Hanna Veal

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From: KaraLeigh Troyer <ktroyer@achdidaho.org>
Sent: Tuesday, May 26, 2026 11:01 AM
To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Cc: eric@dataairflow.com; Julie Miller <julie@studioharchitects.com>
Subject: RE: GCPP26-0002 43rd Street Townhomes

Hi Hanna,

For sidewalk to be constructed on Ray Street, it would need to be constructed in the ultimate location for sidewalk. Placing sidewalk adjacent to the existing pavement would not meet ACHD policy and therefore, would not be acceptable.

If sidewalk is desired on Ray Street, then the sidewalk may be placed 21.5-feet from centerline considering a 27-ft wide reduced local street section instead of the 33-ft wide standard local street section I had suggested earlier. However, that is as close as the sidewalk should be located. A ROW dedication or easement will be necessary for this to be publicly owned and maintained sidewalk.

As an alternative to sidewalk, the applicant may widen the pavement on Ray Street and strip a widened shoulder for pedestrian and cyclist use.

Thanks,

KaraLeigh Troyer
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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Sent: Tuesday, May 26, 2026 8:56 AM
To: KaraLeigh Troyer <ktroyer@achdidaho.org>
Cc: eric@dataairflow.com; Julie Miller <julie@studioharchitects.com>
Subject: RE: GCPP26-0002 43rd Street Townhomes

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Good morning,

Thank you for the clarification. Based on your mapping showing approximately 23 feet of total right-of-way on Ray Street, it appears the ROW boundary sits at roughly 11.5 feet from centerline on each side.

Given that context, I want to make sure I understand the expectation correctly. I am not assuming that additional ROW would be acquired or dedicated as part of this application, nor am I assuming the sidewalk would need to be placed 13 feet back from the existing ROW boundary.

My assumption is that the sidewalk would be constructed at or near the existing ROW boundary (approximately 11.5 feet from centerline) to reflect current conditions on Ray Street. Would ACHD be supportive of a sidewalk constructed in that location?

Thank you,



Hanna Veal

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From: KaraLeigh Troyer <ktroyer@achdidaho.org>

Sent: Tuesday, May 26, 2026 8:23 AM

To: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

Cc: eric@dataairflow.com; Julie Miller <julie@studioharchitects.com>

Subject: RE: GCPP26-0002 43rd Street Townhomes

Hi Hanna,

It does not affect ACHD's review. ACHD does not comment on final plats so whether the application is just a pre-plat or a combined pre and final doesn't change the comment that has been issued.

Ray Street is public right-of-way maintained by ACHD. Due to this, it would be appropriate for the sidewalk to be constructed in the appropriate location for a standard local street. Typically, in these situations, the sidewalk is constructed in the ultimate location for detached sidewalk as there is no curbing to attach the sidewalk to. Therefore, sidewalk should typically be located 24.5-feet from centerline of Ray Street.

As for the right-of-way on Ray Street, I cannot 100% confirm the width as that would require a survey. However, my mapping is showing that there is approximately 23-feet of right-of-way for Ray Street. Hopefully that helps.

Thanks,

KaraLeigh Troyer

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From: Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

Sent: Monday, May 25, 2026 5:15 PM

To: KaraLeigh Troyer <ktroyer@achdidaho.org>

Cc: eric@dataairflow.com; Julie Miller <julie@studioharchitects.com>

Subject: RE: GCPP26-0002 43rd Street Townhomes

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Hello KaraLeigh,

I noticed your staff report refers to the application as a preliminary plat, when it is actually a combined preliminary and final plat. Will this affect your review?

Additionally, because Ray Street is considered a public right-of-way, Garden City Code would require sidewalks to be installed along it. Would ACHD allow for this? Could you also confirm the width of the Ray Street right-of-way?



Hanna Veal

Associate Planner

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From: KaraLeigh Troyer <ktroyer@achdidaho.org>
Sent: Wednesday, May 20, 2026 4:28 PM
To: Julie Miller <julie@studioharchitects.com>
Cc: eric@dataairflow.com; planning <planning@GARDENCITYIDAHO.ORG>
Subject: GCPP26-0002 43rd Street Townhomes

Hi Julie,

Attached is the ACHD letter for the townhomes located at 216 E 43rd Street. Please let me know if you have any questions.

I would like to note that Ray Street is considered a public street. Additionally, for any improvements proposed within the right-of-way, please refer to the st

KaraLeigh Troyer
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