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From: **Joe Canning, PE/PLS**
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Date: 5 November 2022

Subject: **520-526 East 40th Street
ZONFY2022-0002
Tax Parcel R2734560180**

Pages: 2

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On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is for a rezone from R-3 to C-2 of 0.65 acres.

FEMA Flood Maps

The site is currently located in FEMA Zone AE. Compliance with the city's floodplain ordinance will be required. The FIS, not the FIRM, should be used to assess impact to a project. The city requires the lowest floor to be elevated at least 2 feet above the current BFE.

Additionally, the applicant should also review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. These are available on the city's website. 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.

Affidavit of Legal Interest

The affidavit is personally signed by Francis Fallon, but the property appears to be owned by Brooklyn Park, LLC. A new affidavit needs to be provided from Brooklyn Park, LLC.

Since this application is only for a rezone and not for a specific development application, we have no further comment at this time.