

**From:** [Austin Miller](#)  
**To:** [Jenah Thornborrow](#)  
**Subject:** RE: Gramercy Lane and Plantation River Drive  
**Date:** Thursday, June 4, 2020 9:37:32 AM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Hi Jenah,

I understand the confusion. There is a mix of private and public streets in this area.

However, Gramercy Lane and Plantation River Drive are both public streets maintained by ACHD.

Thank you,

Austin Miller  
Ada County Highway District  
Planner II, Development Services  
1301 N. Orchard St. Ste. 200  
Phone: (208) 387-6335



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**From:** Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>  
**Sent:** Thursday, June 04, 2020 9:23 AM  
**To:** Austin Miller <Amiller@achdidaho.org>  
**Subject:** Gramercy Lane and Plantation River Drive

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Austin,

I am reviewing the Garden City SUBFY2020-06, Glass Island View Subdivision. By any chance could you please confirm that Gramercy Lane and Plantation River Drive are both public roads? It seems as though there is some confusion out there.

Thank you,

**Jenah E. Thornborrow**  
*Director*  
Development Services Department, **City of Garden City**  
p: 208-472-2921



a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org)



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From: amiller@achdidaho.org

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STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor  
John H. Tippetts, Director

June 10, 2020

City of Garden City  
Attn: Development Services  
6015 N. Glenwood  
Garden City, Idaho 83714

RE: SUBFY2020-06 - Glass Island View Subdivision

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: [deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts](http://deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts).

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

### **1. Air Quality**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities will be referred to the city or county to address under their ordinances.

Information on fugitive dust control plans can be found at:  
[http://www.deq.idaho.gov/media/61833-dust\\_control\\_plan.pdf](http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf)

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. Drinking Water**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for

protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. Surface Water**

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste

Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

#### 6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website [deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx](http://deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator  
Boise Regional Office

ec: CM#2020AEK141



## ***Independent School District of Boise City #1***

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**Boundaries, Transportation, and Traffic Safety**  
8169 W Victory Rd - Boise, ID 83709  
(208) 854-4167 Fax (208) 854-4011

### **RESPONSE TO PLANNING & DEVELOPMENT SERVICES**

**DATE:** June 2, 2020

**TO:** [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

**FROM:** Lanette Daw, Supervisor Traffic Safety and Transportation

**RE:** SUBFY-2020-06 – Glass Island View Subdivision

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Pierce Park**  
Junior High School: **Riverglen**  
High School: **Capital**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **None**

If you have any further questions, please feel free to contact this office.

**From:** [planning](#)  
**To:** [building](#); [Jenah Thornborrow](#)  
**Subject:** FW: SUBFY2020-6 Glass Island View Subdivision  
**Date:** Tuesday, June 2, 2020 8:45:36 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, June 2, 2020 8:24 AM  
**To:** [planning](#) <[planning@GARDENCITYIDAHO.ORG](mailto:planning@GARDENCITYIDAHO.ORG)>  
**Subject:** SUBFY2020-6 Glass Island View Subdivision

Good morning,

ITD has received application SUBFY2020-6 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

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**From:** [planning](#) <[planning@GARDENCITYIDAHO.ORG](mailto:planning@GARDENCITYIDAHO.ORG)>  
**Sent:** Monday, June 1, 2020 2:13 PM  
**Subject:** [EXTERNAL] City of Garden City Agency Notice

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## **CITY OF GARDEN CITY AGENCY NOTICE**

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

- A: SUBFY2020 – 6: Bob Taunton with Glass Creek is proposing a four lot (three residential lots, one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125. [LINK](#)**

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **JUNE 10, 2020** If you do not respond by this

date, your response will be considered "No Comment." Comments should also be addressed to the applicant.

Comments may also be mailed to:

City of Garden City

Attn: Development Services

6015 N. Glenwood

Garden City, Idaho 83714

Please note it is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response, and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions



## Garden City Development Services Building

### City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org) e: [building@gardencityidaho.org](mailto:building@gardencityidaho.org)  
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



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**From:** [Project Manager](#)  
**To:** [planning](#); [Project Manager](#)  
**Subject:** SUBJY2020  
**Date:** Tuesday, June 9, 2020 8:48:26 PM

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Jenah Thornborrow  
Director, Garden City Development Services

Boise River Flood Control District #10 has concerns with the Glass Island View Subdivision Application. The 6500 cfs line does not appear to be clearly outlined which establishes the 70' setback for the construction. In November 2019, Boise River Flood Control District #10 flew green Lidar over this area and has very good current footage of this area. We would be very glad to provide a copy of this Lidar data to the City of Garden City for your use in helping determine the flood flows for this area. We are using this Lidar data to develop a 2-D model of the Boise River from Diversion Dam to Parma.

We have sent this new Lidar data to the Idaho Lidar Consortium for posting to their website for anyone to use. Please let me know if you would like a copy of this data for your use in evaluating development applications adjacent to the Boise River. I can drop a copy by your office.

Thank you for the opportunity to comment.

Mike Dimmick  
District Manager, Boise River Flood Control District #10  
P.O. Box 140396  
Garden City, Idaho 83714  
208-861-2766

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