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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 11, 2019

Garden City Development Services Division
6015 Glenwood Street
Garden City, ID 83714

VIA EMAIL

Development Application	CUPFY2019-6
Project Name	ROCKY MOUNTAIN AUDIO VISUAL INC. PARKING LOT
Project Location	Southeast corner of North Orchard Street and US-20/26, south of US-20/26 milepost 46.78
Project Description	Utilize the parcel for additional parking for the business
Applicant	Michael Nelson

The Idaho Transportation Department (ITD) reviewed the referenced conditional use permit application and has the following comments:

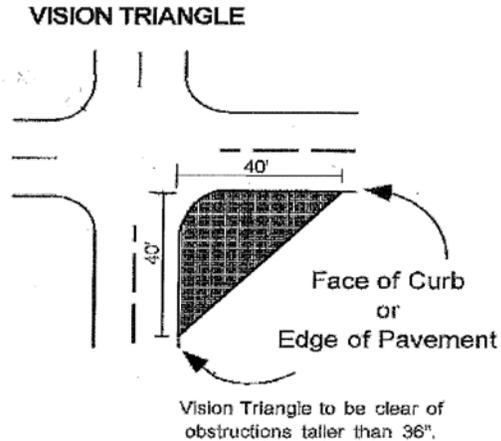
1. This project abuts the State highway system.
2. No direct access to the State highway system is requested with this application and none is approved.
3. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the “vision triangle” of vehicle operators. The boundaries of the “vision triangle” are defined as follows:
 - a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
 - b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.





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4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
5. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
6. Provided the applicant does not park vehicles in the vision triangle, ITD does not object to the conditional use permit request as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Chris Samples
Betty Gumm
Colin Schmidt
Kevin Wallis
Troy Vaughn
Chad Vaughn
Olesya Durfey**

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

Date: 16 March 2019

Subject: **3601 West Chinden Boulevard
Lot 34, Block L
Fairview Acres Subdivision No. 4
CUPFY2019-6
Tax Parcel R2734530132**

Pages: 2

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting parking on an existing parcel of ground "as-is".

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Erosion and Sediment Control

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

Ada County Highway District Approval

Approval of the project by the Ada County Highway District and the Idaho Department of Transportation may be required. We presume all access will be via Stockton.

Fire District Approval

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

Water Connections

No sewer connection should be necessary, however should landscaping be required, any new water services will have to be reviewed and approved by the city's Public Works Department.

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

Site Grading and Drainage Plan

A site grading and drainage plan will be required to be reviewed and approved by the city if more than 1,000 square feet of the surface is altered to an impermeable surface. Additionally, should any necessary improvements or grading alter existing drainage patterns on the site, a site grading and drainage plan may be required.

If a site grading and drainage plan is necessary, a storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

If a site grading and drainage plan is necessary, a site geotechnical report will be required for the design of the on-site storm water system. Said report would identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

Storm Water Operation and Management Agreement

If a site grading and drainage plan is necessary, 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 conditionally approved plans attached and be recorded by the city with final plan approval.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility. We note the applicant stated that no irrigation facilities exist on our under the site.

Site Maneuvering

The dimensions and configuration of the site may require special attention to how the site is used for parking.

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