

From: [Joseph Canning](#)
To: [planning](#)
Cc: [Jenah Thornborrow](#); [Betty Gumm](#); [Hanna Veal](#); [Colin Schmidt](#); [James Pavelek](#); [Troy Vaughn](#); [Chad Vaughn](#); [Olesya Durfey](#); [Kena Champion](#)
Subject: RE: Garden City Agency Notice
Date: Tuesday, September 17, 2024 6:37:13 PM
Attachments: [image008.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Ozzys.Car.112.W.42nd.CUPFY2022-0009.pdf](#)

I don't have any comments on DSRFY2024-0017.

Regarding DSRFY2024-0018, we have the same comments as the ones we created for CUPFY2022-0009 – see the attached.

Joe
Centurion Engineers, Inc.
208.343.3381



From: [planning <planning@GARDENCITYIDAHO.ORG>](mailto:planning@GARDENCITYIDAHO.ORG)
Sent: Tuesday, September 17, 2024 9:23 AM
Subject: Garden City Agency Notice

CITY OF GARDEN CITY AGENCY NOTICE

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

DSRFY2024-0017: Design Review: Sarah Baird, Crown Castle, on behalf of AT&T Mobility is requesting a minor modification to the existing wireless facility located at 8247 W. State St., Ada County Parcel #R0719420250, in the C-2 General Commercial Zoning District.

DSRFY2024-0018: Design Review: Julie Miller with Studio H Architects is requesting construction of a new vehicle sales building for Ozzy's Car Company at 112 W 42nd Street, Ada County Parcel #R2734510330, in the C-2 General Commercial Zoning District.

Please send comments to planning@gardencityidaho.org. If you do not respond by **October 8, 2024**, 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.



Development Services

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

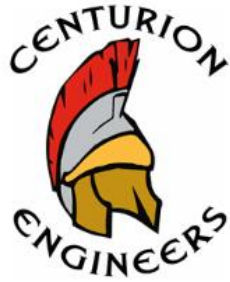
p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



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CENTURION ENGINEERS, INC.
Consulting Engineers and Land Surveyors
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Telephone 208.343.3381 | www.centengr.com



To: **Garden City Planning**

Copy: **Jenah Thornborrow
Betty Gumm
Hanna Veal
Colin Schmidt
Kevin Wallis
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey**

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

Date: 22 January 2022

Subject: **Ozzy's Car Company
112 West 42nd Street
CUPFY2022-0009
Lot 4, Block D, Fairview Acres Subdivision No. 2
Tax Parcel R2734510330**

Pages: 3

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 proposing to construct a 2,880 square feet building on the subject property. Information provided does not depict site improvements.

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

Affidavit of Legal Interest

According to current Ada County records, the landowner is ALIC Properties LLC. The affidavit provided has been personally signed by Asmir Alic, not for the LLC. A new affidavit must be provided from the entity that is the landowner.

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.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District is 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.

Sewer / Water Connections

If any new services are necessary, they would have to be reviewed and approved by the city's Public Works Department.

A "will serve" letter was provided for this site on 8 January 2022. Water flows for this area are limited and reported to be 1,000 gpm. The applicant is responsible to verify that adequate water system supply is available to provide fire suppression water needs.

The applicant is responsible to verify that adequate sewer capacity and depth is available to provide any new sewer connections.

Site Grading and Drainage Plan

As the project develops at least 2,880 square feet of the existing site, a site grading and drainage plan will be required to be reviewed and approved by the city.

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.

A site geotechnical report will be required for the design of the on-site storm water system prepared by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must 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

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.

FEMA Flood Maps

The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. 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 proposed to be below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer

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