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Subject: **34th Street Quarter**
DSRFY2022-00016
Review #1

Status: **Recommended for Approval with Comments**

On behalf of the City of Garden City, as the City Engineer, I have reviewed the submitted application materials for the subject project. The 34th Street Quarter is proposing to develop Lots 27 through 30 in Block 34 of Fairview Acres Subdivision No. 5.

Comments reflect a review of the following documents:

1. Design Review application forms as signed Aug. 17, 2022 and accompanying narratives.
2. "Initial Submittals" material as posted to the City's website for this application file, including site plans, landscape plans, site topography, preliminary grading, natural resource assessment and similar documents.
3. "Combined re-submittal" material as posted to the City's website, including 2019 Ability to Serve letter, trash service discussion documents, site photographs and Sustainability Checklist.

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

Review Comments:

1. Lot Consolidation
 - a. The project site is currently comprised of four individual parcels. A property boundary adjustment/lot consolidation application should be submitted and approved to consolidate the parcels so as to resolve the proposed construction over existing parcel lines. The lot consolidation shall be finalized prior to the issuance of building permits.
2. Erosion and Sediment Control
 - a. Prior to performing any grading at the site, the applicant must prepare and have approved by the City an erosion and sediment control plan.
3. Fire District Approval
 - a. Approval of the project by the North Ada County Fire and Rescue District is required.
 - b. Should fire flow requirements exceed the available supply from the City's system, the applicant must make necessary adjustments to gain approval. Change of land use, building construction type, the construction of off-site city water improvements or other improvements may be necessary.
4. Sewer / Water Connections
 - a. The applicant is responsible to verify that an adequate water system supply is available to provide fire suppression.
 - b. The applicant is responsible to verify that adequate sewer capacity and depth is available to provide sewer connections.
 - c. All proposed sewer and water service connections must be reviewed and approved by the City's Public Works Department.
5. Site Grading & Drainage Plan
 - a. Compliance with the stormwater ordinance and policies of the City will be required.
 - b. All drainage must be maintained on-site.
 - c. A site grading and drainage plan is required to be reviewed and approved by the City. The plan shall be supported by a stormwater design report and a drainage system operation and maintenance manual, prepared by an Idaho licensed professional engineer.
 - d. Improvements to the adjacent ACHD right-of-way and streets may be required in accordance with the policies and requirements of ACHD.
6. Storm Water Operation & Management Agreement
 - a. The landowner must enter into a recorded agreement with the City addressing mandatory maintenance of the site's proposed stormwater system(s). The agreement must be fully executed, have conditionally-approved plans attached, and be recorded by the City with final plan approval.
7. Irrigation Facilities
 - a. Relocation or changes to existing irrigation facilities, if any, will require the approval of the entity controlling the facility. Application materials indicate that there are no irrigation facilities on the subject properties.
8. FEMA Flood Maps

- a. The project site is located in Zone “X” (500-yr floodplain) on the currently effective FEMA FIRM panel 16001C0276J, dated June 19, 2020. But, this map places the site within the seclusion boundary and advises that “this FIRM panel will be revised at a later date to update the flood hazard information”. Seclusion can be considered a “holding” period during which FEMA intends to further study the floodplain.
- b. Earlier studies by FEMA (prior to the seclusion determination) produced new flood study work information that indicated the project site will be included in the 100-yr floodplain zone (Zone “AE”). Refer to Ordinance 1083-20 for further information including possible future Base Flood Elevation (BFE) for the site.
- c. All land developments must be aware of the impending changes that could be adopted by FEMA in the near future. Failure of the development to recognize the potential impact of these future changes could result in huge mandatory annual flood insurance costs.
- d. When construction plans are developed, a review of the proposed finished floor elevation will occur relative to possible future BFE. A flood risk acknowledgment may be required.