



**Project/File:** **Giraffe Laugh Day Care/ GC19-0025**  
*This is a conditional use permit and design review application for a child day care facility for up to 72 children located on 0.51-acres.*

**Lead Agency:** City of Garden City

**Site address:** 3203 W Chinden Boulevard

**Staff Approval:** **XXXX, 2019**

**Applicant:** Office of Architecture and Design (OA+D)  
 Jason Smith  
 210 N 6<sup>th</sup> Street  
 Boise, ID 83702

**Representative:** OA+D  
 Brian Garrett  
 210 N 6<sup>th</sup> Street  
 Boise, ID 83702

**Staff Contact:** Stacey Yarrington, Planner III  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)

## **A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of a conditional use permit and design review application for a childcare facility for up to 72 children within a 6,551 square foot building located on 0.51-acres. The site is zoned C-1 (Highway Commercial). The City of Garden City's Future Land Use map designates this area as a Green Boulevard Corridor in a Live, Work, Create, district and the applicant's proposal is allowed through the conditional use process.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Highway Commercial	C-1
South	General Commercial	C-2
East	Highway Commercial	C-1
West	Highway Commercial	C-1

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- GC19-0013, a 4,020 square foot industrial flex-use building located west of the site was approved by ACHD in May 2019.

5. **Transit:** Transit services are available to serve this site via Routes 8X and 11.
6. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP).
  - The intersection of SH-20/26/ Chinden Boulevard and 36<sup>th</sup> Street/ Orchard Street is listed in the CIP to be widened to 4-lanes on the north leg, 5-lanes on the south, 7-lanes east, and 8-lanes on the west leg, and signalized between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 312 vehicle trips per day; 73 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 20/26 Chinden Boulevard	200-feet	Principal Arterial	1,294	N/A
32 <sup>nd</sup> Street	150-feet	Local	N/A	N/A

\*\* ACHD does not set level of service thresholds for State Highways.

3. **Average Daily Traffic Count (VDT)**  
*Average daily traffic counts are based on ACHD's most current traffic counts.*
  - The average daily traffic count for Chinden Boulevard west of 32<sup>nd</sup> Street was 31,125 on 12/31/2018.
  - There are no current traffic counts for 32<sup>nd</sup> Street.

## **C. Findings for Consideration**

1. **State Highway SH-20/26/ Chinden Boulevard**  
SH-20/26/ Chinden Boulevard is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Garden City, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-20/26/ Chinden Boulevard.

**Staff Comments/Recommendations:** Staff recommends that access onto Chinden Boulevard be restricted as there is access to lesser classified streets via 32<sup>nd</sup> Street and the Alley (Stockton Street).

## 2. 32<sup>nd</sup> Street

a. **Existing Conditions:** 32<sup>nd</sup> Street is improved with 2-travel lanes, 36-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for 32<sup>nd</sup> Street (25-feet from centerline).

b. **Policy:**

**Commercial Roadway Policy:** District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

**Sidewalk Policy:** District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is proposing to improve 32<sup>nd</sup> Street with curb, gutter, 6-foot wide planter strip (with root barrier), and 5-foot wide detached concrete sidewalk abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal to improve 32<sup>nd</sup> Street with curb, gutter, 6-foot wide planter strip, and 5-foot wide detached concrete sidewalk meets District policy and should be approved, as proposed.

The applicant should provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any public sidewalk placed outside of the dedicated right-of-way.

## 3. Alleys – Stockton Street

a. **Existing Conditions:** There is 15-feet of right-of-way for the alley (Stockton Street), 8-feet from centerline. The alley is improved between 32<sup>nd</sup> Street and 33<sup>rd</sup> Street.

**b. Policy:**

**Existing Alley Policy:** District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

**Alley Parking & Setbacks Policy:** District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

**Vacations of Alleys Policy:** District Policy 7210.3.6 states that vacations of alley right-of-way are discouraged and shall not result in dead-end alleys.

**c. Applicant Proposal:** The applicant is not proposing any improvements to the existing alley.

**d. Staff Comments/Recommendations:** The alley is currently 15-feet in width and paved its entire width between 32<sup>nd</sup> Street and 33<sup>rd</sup> Street. Consistent with District Existing Alley policy, the applicant should be required to dedicate additional right-of-way to total 10-feet from centerline of the alley abutting the site; and improve the alley with pavement widening from the west property line, east to 32<sup>nd</sup> Street.

#### **4. Driveways/On-Site Circulation**

**a. Existing Conditions:** There are no defined driveways onto 32<sup>nd</sup> Street or the alley from the site.

**b. Policy:**

**Driveway Location Policy:** District policy 7208.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector/arterial or arterial street intersection.

**Successive Driveways:** District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

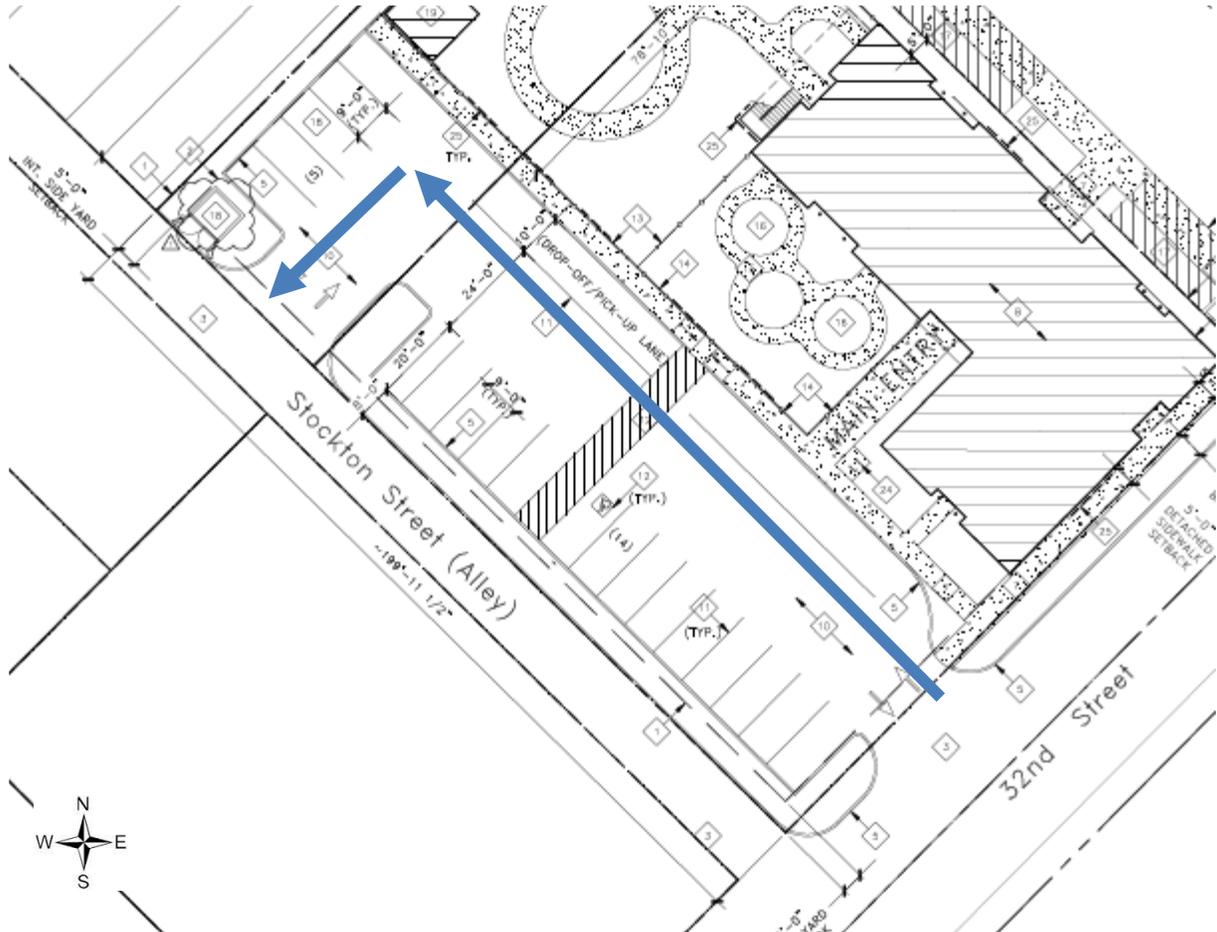
**Driveway Width Policy:** District policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

**c. Applicant's Proposal:** The applicant is proposing to construct a full access 24-foot wide driveway onto 32<sup>nd</sup> Street from the site, located approximately 160-feet south of Chinden

Boulevard and to a full access 24-foot wide driveway onto the alley (Stockton) located approximately 160-feet west of 32<sup>nd</sup> Street.

The applicant has indicated that the flow of traffic would be into the site from 32<sup>nd</sup> Street (east) and exiting onto the alley (west). The applicant has also shown a drop-off and pick-up lane abutting the south side of the proposed building, which supports the proposed flow of traffic from east to west.



**d. Staff Comments/Recommendations:** The applicant’s proposal meets District policy and should be approved as proposed. Staff is in support of the proposed on-site circulation east to west for parent drop-off/pick up as typical drop-off /pick-up happens twice a day.

In the event there is conflict in the future regarding the internal on-site circulation, the applicant should consider installing “Enter Only” signage at the driveway onto 32<sup>nd</sup> Street and “Exit Only” signage at the driveway onto the alley.

## 5. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District’s Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 6. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm

drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## **D. Site Specific Conditions of Approval**

1. Improve 32<sup>nd</sup> Street with curb, gutter, 6-foot wide planter strip (with root barrier), and 5-foot wide detached concrete sidewalk abutting the site.
2. Construct a 24-foot wide driveway onto 32<sup>nd</sup> Street from the site, located 160-feet south of Chinden Boulevard.
3. Construct a 24-foot wide driveway onto the alley located 160-feet west of 32<sup>nd</sup> Street.
4. IF there is conflict in the future regarding the inner circulation, the applicant should provide signage indicating “Enter Only” signage at the driveway onto 32<sup>nd</sup> Street and “Exit Only” signage at the driveway onto the alley.
5. Dedicate additional right-of-way to total 10-feet from centerline of the alley abutting the site and improve the alley with pavement widening from the west property line, east to 32<sup>nd</sup> Street.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Payment of impact fees is due prior to issuance of a building permit.
8. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant’s engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District’s Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

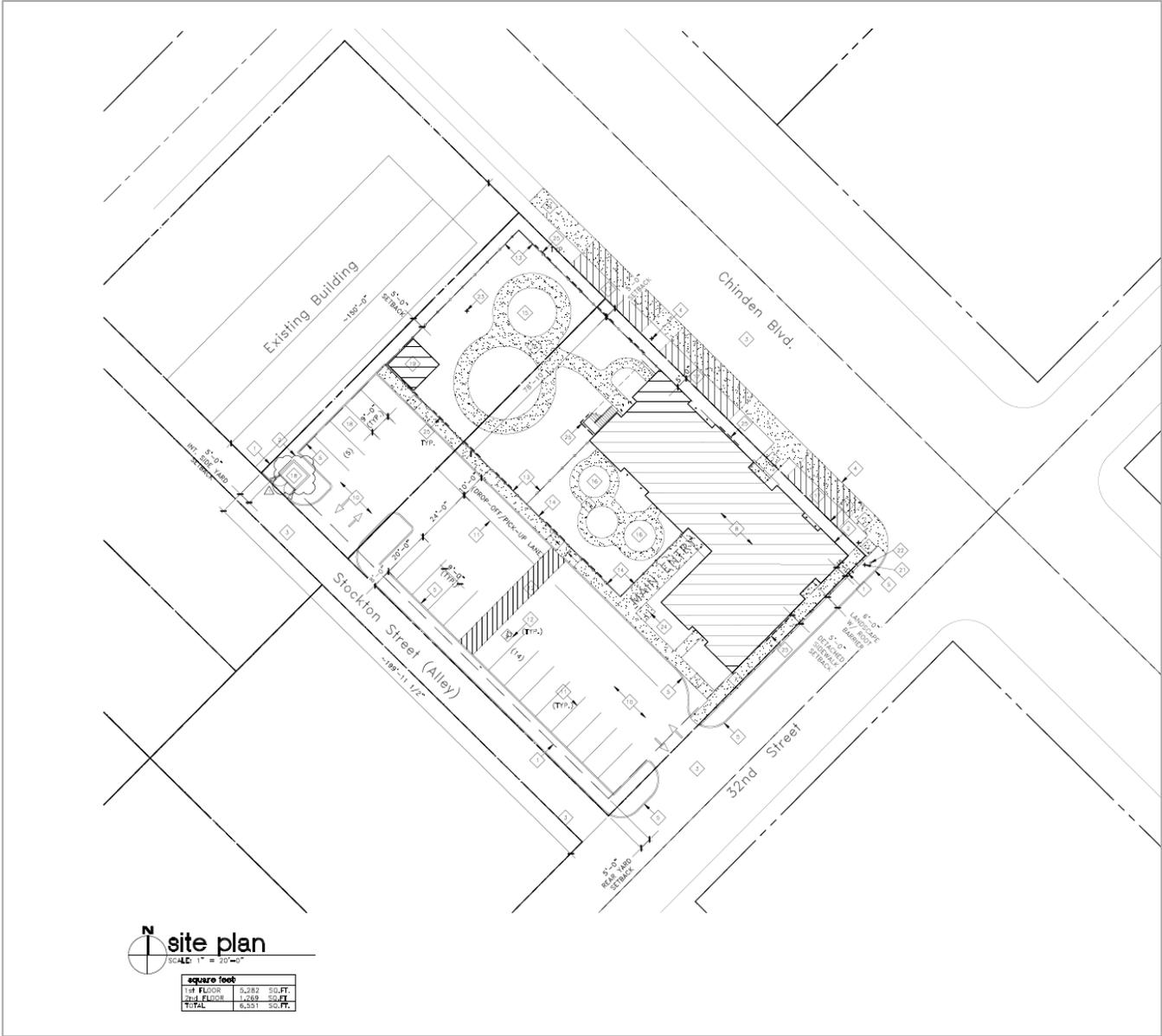
## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



# SITE PLAN



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

##### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

##### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

##### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



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Your Economic Opportunity**

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

September 6, 2019

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

**VIA EMAIL**

<b>Development Application</b>	<b>DSRFY2019-20</b>
<b>Project Name</b>	<b>GIRAFFE LAUGHS</b>
<b>Project Location</b>	3203 and 3231 West Chinden Blvd, south of US-2026 milepost 45.55
<b>Project Description</b>	Establishment of a day care facility
<b>Applicant</b>	Brian Garrett, OA+D

The Idaho Transportation Department (ITD) reviewed the referenced design review application and has the following comments:

1. This project abuts the State Highway system.
2. Site plan submitted by the applicant proposes the removal of three existing approaches on to US-20/26. Applicant must apply for and receive an approved right-of-way use permit prior to doing any work or activity within the State Highway right-of-way. Please have the applicant contact Shona Tonkin at 208- 334-8341 for this permit.
3. Applicant has contacted ITD and due to the low number of trips generated by this development, ITD does not anticipate any significant traffic impact to the State Highway system from this development.
4. It is unclear from the submitted documents if the proposed building resides within the sight triangle. 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.



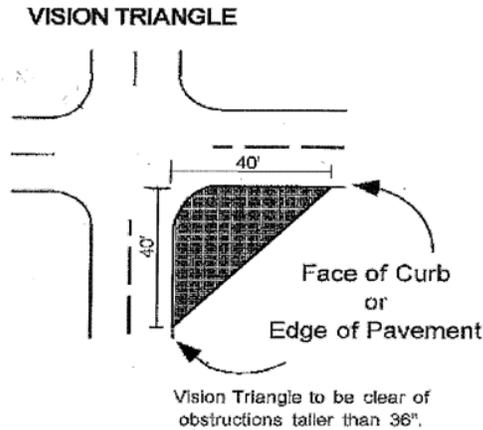


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5. The Idaho Administrative Procedures Act (IDAPA) 39.03.42.600.04 governs landscaping within ITD right-of-way. No trees will be allowed within 4 feet of the face of curb at full growth. Irrigation systems shall be no closer than 5 feet from the pavement edge and shall be adjusted so as not to cause water to cover any portion of the highway pavement. Installation of any landscaping within ITD right-of-way will need to be addressed by ITD permit and meet the requirements of IDAPA 39.03.42. Provisions shall be established for the responsibility of future maintenance of any landscaping within ITD Right-of-Way.
6. Installation of any curb, gutter, or sidewalk within ITD right-of-way will need to be addressed by ITD permit and meet ITD Standard Specifications. Provisions shall be established for the responsibility of future maintenance of any curb, gutter, or sidewalk within ITD Right-of-Way.
7. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
8. IDAPA 39.03.60 governs 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.
9. ITD objects to the proposed application due to access and visibility concerns as noted in items 2 and 4.
10. Once concerns have been resolved with ITD Staff, ITD will withdraw any objection to the proposed application.

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

Sincerely,



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

Sarah Arjona  
Development Services Coordinator  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)





## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Road. 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](mailto:jdcanning@baengineers.com)

Date: 22 August 2019

Subject: **Giraffe Laugh Day Care**  
**DSRFY2019-20 / CUPFY2019-12**  
**3203 and 3231 West Chinden Boulevard**  
**Tax Parcels R2734530430 and R2734530540**

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 requesting to construct a 6,551 square foot building and site improvements.

### ***Comments on Requested Waiver Requests***

The application includes requests for relief from several normally required items.

Topography Survey and Grading Plan: The site plan includes fairly intense hard surface development. This limits options for site storm water collection, treatment and disposal. At least a proposed method and quick analysis of handling storm water seems appropriate. Additionally, no Geotech report has been provided. Shallow groundwater, if present, could further restrict options for storm water disposal from subsurface options and create notable swales in the limited open area on the site.

### ***Erosion and Sediment Control***

Prior to performing any grading on the site, 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 Idaho Transportation Department and/or the Ada County Highway District will be required.

### ***Fire District Approval***

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

### ***Water and Sewer Connections***

Any new water and sewer services will have to be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that adequate access to and depth of sewer service is available to the site.

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

### ***FEMA Preliminary Maps***

FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps, not the preliminary maps. Please advise on what, if any, mitigation is proposed. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay.

### ***Site Grading and Drainage Plan***

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. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must 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.

We note an existing building located immediately northwest of the site that appears to shed roof run-off toward the subject property. It is not clear how this water is directed. This may need to be addressed during site grading plan preparation.

***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 approved plans and an approved storm water system operation and manual 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.

***Parcel Information***

We note the tract of land is several lots within a subdivision. Proposed construction appears to require a parcel consolidation survey to allow for constructing over recorded lot lines.

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



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # \_\_\_\_\_

Conditional Use # CUPFY 2019-12

Preliminary / Final / Short Plat \_\_\_\_\_

City of Garden City

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water       waste flow characteristics
  - bedrock from original grade       other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage       community sewage system       community water well
  - interim sewage       central water
  - individual sewage       individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage       community sewage system       community water
  - sewage dry lines       central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment       swimming pools or spas       child care center
  - beverage establishment       grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Rowland  
 Date: 8/22/19



**From:** [planning](#)  
**To:** [Christian Samples](#)  
**Subject:** FW: Giraffe Laugh CUPFY2019 – 12  
**Date:** Wednesday, August 21, 2019 2:22:32 PM

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**From:** Olson, Robert <ROlson@republicservices.com>  
**Sent:** Wednesday, August 21, 2019 12:10 PM  
**To:** planning <planning@GARDENCITYIDAHO.ORG>  
**Subject:** Giraffe Laugh CUPFY2019 – 12

I do not see any plans pertaining to waste and or recycling at this site.

What size containers and placement for those containers as well as placement for service.

Thanks.

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**Total Control Panel**

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To: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) [Remove](#) this sender from my allow list

From:

[rolson@republicservices.com](mailto:rolson@republicservices.com)

*You received this message because the sender is on your allow list.*