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Date: 7 January 2023

Subject: **Pedestrian Bridge**
2288 North Garden Street
VARFY2023-0001 – A & B
Tax Parcels R2734541992 & S1004336415

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is a request to construct a pedestrian bridge over the Settler's Canal Slough to connect the Riverside Hotel and the former Joe's Crab Shack grounds. We had previously provided general comments on this project under application DSRFY2022-0025 on 8 October 2022. We will repeat/amend our comments from the noted prior review and add a comment on the application material submitted.

This variance application is to allow structure encroachment into side yard setbacks.

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

Settlers Irrigation District

The plans for the project include a notable sized pier located in the west side of the slough.

The slough is connected to gates for the Settlers Canal. Settler's has an interest in the slough. Please contact Settlers Irrigation and provide comments/approval from them for the project.

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.

Property Ownership

We note that a bridge is proposed to cross the channel between the Riverside Hotel and land owned by Oregon Trail Landmark LLC. Please provide documents that show ownership of the channel or permissions to construct the bridge. How do the boundaries shown on ROS 10004 and ROS 12693 compare with the deed for the Oregon Trail Landmark LLC site? Is a disclaimer necessary from the State of Idaho Department of Lands?

Site Grading and Drainage Plan

Drainage from the bridge project must be accounted for the bridge deck, on both sides of the bridge and not discharge to the slough. Plan sheets C4.01, C4.02 and C4.03 and "S" sheets depict site grading, but the detail is not clear enough along the bridge structure to determine if the edge of the bridge (TC / TW) will prevent water from leaving the bridge structure. We presume "TW" is "Top of Wall"? It appears that run-off will leave the bridge deck and enter the slough. Please provide more detail. How does the project impact current grading/drainage plans for the Oregon Trail Landmark LLC property?

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.

A site geotechnical report will be required for the design of the bridge 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(s) must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement, if necessary, must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.

Possible Flood Impact

The city is working with the Corps of Engineers on producing improvements along the river that will mitigate flood risk to the city. The connection of the slough at the river may require structural improvements to provide upland protection from flood waters. Care must be taken to not construct improvements that could interfere with future improvements. It appears the proposed bridge location is far enough from the river to not interfere, however the scope and limits of the proposed flood improvements are not known at this time.

Army Corps 404 Permit

It appears a Corps of Engineers 404 permit is required to perform the construction. Please provide the permit approval.

Stream Alteration Permit

An Idaho Department of Water Resources stream alteration permit and approval of the Idaho State Land Department may be required as the bridge crosses the ordinary high water line. Please provide the approved permits or a determination they are not required.

Affidavit of Legal Interest

The bridge proposes to connect two parcels of land with different ownership. The affidavit that has been submitted with the application represents the hotel, but an affidavit should also be provided by Oregon Trail Landmark LLC, the landowner on the east side of the bridge.

Narrative for the Application Comment

The first page of the narrative that was provided with the application includes a discussion of the two parcels, but the limits of the two parcels do not match the county records of land ownership. The western boundary of Parcel 2 is shown as being coincident with the eastern boundary of Parcel 1. County records show a hiatus (triangular shaped) between the two parcels. Please see the comment above within "Property Ownership".

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