

From: [DeAnn Sevey](#)
To: [Mariia Antonova](#); [Rich Wiebe](#); bwatson@jub.com
Cc: [Jenah Thornborrow](#)
Subject: RE: [External] Boise SBI Odor Mitigation at Heron Park
Date: Monday, May 4, 2026 10:54:03 AM
Attachments: [image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[Response to Julie Thomas 03202026.pdf](#)

Good Morning Mariia,

Thanks for the chat last week. In the table below are responses to the comments we received. For the main concerns/findings: noise, odor, landscaping, pipeline routing – I provide more context below the table.

Agency/Commenter	Comment Type	Comment Topic	Response
Garden City Engineer	General	Lighting, noise, DEQ review	Lighting – Design will be altered to meet mitigations in code section 8-4A-4. Noise – See discussion below for more info. DEQ Review – Not needed. We will confirm the project falls under exemptions or N/A for DEQ review. Water - Plumbing code/QLPE review. Sewer – QLPE review. Air – meets exemptions. Surface water & UST – N/A
Garden City Engineer	Env & Erosion Control	ESC Permit Required	Project is less than 1 acre of disturbance. Contractor will obtain erosion and sediment control permit.
Garden City Engineer	Plan Sheet Comments	Multiple	We will coordinate water meter location and finalize easement negotiations after this application. Building and site plans will be updated/clarified as noted. Boise City staff will run Pre-Con meeting and provide oversight of contractor. Garden City staff will be invited to Pre-Con meeting. Please provide preferred invitees.
DEQ	Regulatory Requirements	General Info	Will serve letters for water and sewer will be obtained. QLPE review of sewer design will be

			sent to DEQ for records. All other categories are exempt or N/A.
Public (Julie Thomas)	General	Multiple	Please see email response to Julie Thomas attached to this email. We did not receive any follow-up emails from Julie, and no one attended the neighborhood meeting.
Public	General	Phone Call	Another resident called prior to the neighborhood meeting. He wanted a general explanation of the project. Told us he had lived there a long time and was aware of the "rotten egg" smell and was happy something was being done about it.
Design Consultant (Derek Hurd)	General	Landscaping Pipeline Route	See discussion below for more info.
Title 8, Chapter 4: Design and Development Regulations	8-4A-3 Fences and Walls		The proposed gate does not use any of the prohibited materials.
	8-4A-4 Outdoor Lighting		Design will be altered to meet mitigations in code section 8-4A-4.
	8-4A-5 Outdoor Service and Equipment Areas		See discussion below for more info.
8-4E Transportation and Connectivity Provisions	8-4E-7 Pedestrian and Bicycle Accessibility Standards		The gates on the building will swing into the pathway, but open fully to rest against the building when open. The only time the gates will be opened/closed is during infrequent maintenance activities. See discussion below for expected maintenance frequency.
8-4H Flood Hazard	8-4H Flood Hazard		Based on follow-up emails from Jenah Thornborrow, design will be altered to ensure building is placed 2' BFE.
8-4I Landscaping and Tree Protection Provisions	8-4I-5 Perimeter Landscaping Provisions		See discussion below for more info.
	8-4I-7 Tree Preservation Provisions		See discussion below for more info.

Discussion Topics

Noise:

- The fan will run continuously to provide continuous odor reduction. This is the best solution for odor mitigation and generally a consistent white noise is less obnoxious than one that starts and stops.
- The fan is designed with a silencer, which reduces output noise level to 75 decibels, inside the building.
- According to the manufacturer, the CMU building is believed to provide an additional 20-30 decibel reduction, but the exhaust stack results in a 5-15 decibel increase.
- Resulting noise level will be approximately 60 decibels, outdoor, near the building and will dissipate quickly with distance. 60 decibels are described as normal conversation between two people standing about 3-5 feet apart. Common sources include household refrigerators, air conditioners, and light traffic. Based on this information, we believe the noise emanating from the building would blend into the normal noises within a residential neighborhood.

Odor:

- This project is being installed to reduce/remove an existing sulphur-based odor that is often described as "rotten egg" smell. The smell emanates from the sewer pipeline along the greenbelt from Main Street bridge to Veterans Memorial bridge. Odor is more noticeable in summer months when microbiological activity happens more quickly, but the odorous air is produced 24/7 year-round.
- In general, this project should greatly improve the background scent in the park and along the greenbelt for better enjoyment by the community.
- The technology uses ozone mist (produced with UV light, electricity, and water) to break apart molecular compounds responsible for the rotten-egg smell. There are no chemicals used. All resulting water, bacteria, and molecules drain back to the sewer system and are handled downstream at one of Boise's Water Renewal Facilities.
- Reaction takes 7-9 seconds and will occur underground in the 30-inch pipeline. The pipeline and fan speed are sized to allow sufficient detention time for the reaction.
- Sometimes, dependent on dosing, an ozone smell could be scented near the structure. Ozone scent is described as the smell in the air after a thunderstorm and is generally not objectionable.

Maintenance Impacts:

- The system does not use chemicals and should require minimal maintenance after installation. We expect staff to visit:
 - 1-2 hours once per week to start and possibly reduce to once per month if instrumentation and fan operation prove dependable.
 - One half to full day visit every 6-12 months. UV lamps would be replaced or cleaned during this visit. No major equipment is needed for maintenance.

- o All planned maintenance visits would occur M-F, 8am-5pm. This is the only time the gates to the building would be opened/closed. Otherwise, the building will remain closed and locked.

Pipeline Route & Tree Impacts:

- At time of design, the impacted tree was believed to be diseased/dying.
- The route through the grass was chosen to both reduce costs and impacts of construction. Project is funded by the water renewal enterprise fund. Revenue of the fund comes from rate payers in Boise and all connected systems, including Garden City and Eagle. Concrete & asphalt replacement costs more than grass and require additional time during construction.
- Would like the opportunity to refine the pipeline route collaboratively with Garden City Public Works and Parks departments during the easement negotiation process.
- Follow-up submissions will either include a tree mitigation plan, a certification from an arborist that the tree is dying, or an alternate route.

Landscaping Requirements:

- The project is designed to reduce visual and noise impacts of the utility equipment by placing within a CMU block building that matches the design and colors of the nearby restroom structure. Intention was for the building to blend with other structures and landscaped features already in the park, rather than set it apart.
- Landscaping was not included due to uncertainty around maintenance operations. Boise City does not own/maintain/control the landscape irrigation system, water rights, or the land. The staff that will maintain the building and equipment are not trained in landscaping maintenance.
- If Garden City Parks department is willing to maintain, we can update the design to include type B filtered landscaping between the building and park and the building and greenbelt as noted. However, if the increased maintenance burden is not desired, we suggest a waiver to the landscaping requirement for this small project.
- Other comments suggested a desire to retain park land for other park projects/improvements. The additional landscaping will reduce the available area for other improvements.

Best,



DeAnn Sevey (*she/her*)
Project Mgr Sr - PW
Public Works

Office: 208-608-7802
dsevey@cityofboise.org

Creating a city for everyone.

cityofboise.org

From: Mariia Antonova <mantonova@GARDENCITYIDAHO.ORG>
Sent: Tuesday, April 21, 2026 2:17 PM
To: Rich Wiebe <rwiebe@cityofboise.org>; DeAnn Sevey <dsevey@cityofboise.org>;
bwatson@jub.com
Cc: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Subject: RE: [External] Boise SBI Odor Mitigation at Heron Park

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Good afternoon,

Checking if you are planning to submit any new materials or information based on the consultation, namely:

- Provide additional information and analysis regarding expected noise levels and real-world impacts.
- Explore alternative siting options and utility routing that minimize parkland impacts.
- Submit revised landscaping, screening, and site plans addressing staff comments.

Sincerely,

Mariia Antonova

Assistant Planner

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

p: 208-472-2913

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



From: Rich Wiebe <rwiebe@cityofboise.org>
Sent: Thursday, April 16, 2026 1:06 PM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Cc: Mariia Antonova <mantonova@GARDENCITYIDAHO.ORG>; Wyatt King

<wking@GARDENCITYIDAHO.ORG>; Brett Labrie <blabrie@ll-arch.com>; Derek Hurd <dhurd@gravitaslc.com>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>; DeAnn Sevey <dsevey@cityofboise.org>; bwatson@jub.com

Subject: RE: [External] Boise SBI Odor Mitigation at Heron Park

Thank you for the update Jenah.

From: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>

Sent: Thursday, April 16, 2026 1:03 PM

To: Rich Wiebe <rwiebe@cityofboise.org>

Cc: Mariia Antonova <mantonova@GARDENCITYIDAHO.ORG>; Wyatt King <wking@GARDENCITYIDAHO.ORG>; Brett Labrie <blabrie@ll-arch.com>; Derek Hurd <dhurd@gravitaslc.com>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>

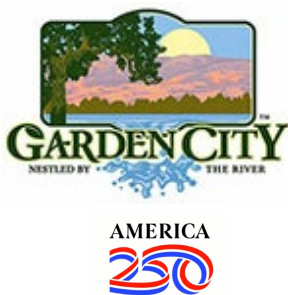
Subject: [External] Boise SBI Odor Mitigation at Heron Park

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Good afternoon, Rich,

We met on the current state of the floodplain in Garden City yesterday. I asked for engineering speculation, as promised, regarding the proposed odor mitigation facility. Nick Kraus indicated that he felt so as long as structure was back away from the river, that the city could probably bring fill in without causing issues and also suggested that the facility be built at least to 2' BFE (which is the current requirement unless floodproofed), but this would avoid it sitting down in a hole if fill is brought in around it.

Thank you,



Jenah E. Thornborrow

Director

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

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: <https://gardencityidaho.org/>



