

**From:** [Jenah Thornborrow](#)  
**To:** [planning](#)  
**Subject:** Fw: Design review for Zach Turner with Rennison Companies LLC (6-22-2025)  
**Date:** Monday, June 23, 2025 5:31:05 AM

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**From:** Bob Sorvaag <sorvaag68@gmail.com>  
**Sent:** Sunday, June 22, 2025 4:28:13 PM  
**To:** Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>  
**Subject:** Design review for Zach Turner with Rennison Companies LLC (6-22-2025)

Application # DSRFY2025-0008

Following are my comments in response to a pending design review by Garden City for a proposed 236-dwelling unit multi-family residential development located at 8647 & 8687 W. Marigold Street, Ada County Parcel #S0525233602 (Boise Bible College).

Certain design components of this application are substantially not in compliance with applicable requirements and policies of Garden City. Specific Code Provisions 8-6B-3: Design Review: E. Required findings that are in conflict (include):

4. The proposed design shall be compatible with the neighborhood in scale and intensity;
5. The proposed design shall not create an adverse impact on the surrounding neighborhood;
6. The proposed architecture and site improvements shall have facades, features, materials and building form, and other physical improvements that are compatible with or enhance the neighborhood.

An application for a multi-family residential development at this site should demonstrate compliance with the Comprehensive Plan. This project site designation, Residential Medium Density, as described on page 32 of the Comp Plan (2019) indicates, "This designation allows for detached and attached dwelling units including duplexes and townhouses". Also, page 27, directs

Action Step 10.4.3, "Provide a transition in the height and scale of development that is compatible

with the existing surrounding neighborhoods".

This project would exacerbate the already extreme traffic congestion in the Glenwood corridor (see ITD comments 6/10/25). Proponents have offered no plans to mitigate this issue.

I would suggest that in coordination with ACHD and ITD that Garden City require the applicant provide funding for an independent 3rd party traffic study with mitigation measures prior to further consideration.

Thank you for the notice and opportunity to comment. I would be happy to further discuss these matters,

Bob Sorvaag

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