

July 3, 2025

City of Garden City
6015 Glenwood Street
Garden City, ID 83714

RE: DSRFY2025-0008

I have reviewed the application for a design review for a new 236-dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street and offer the following comments:

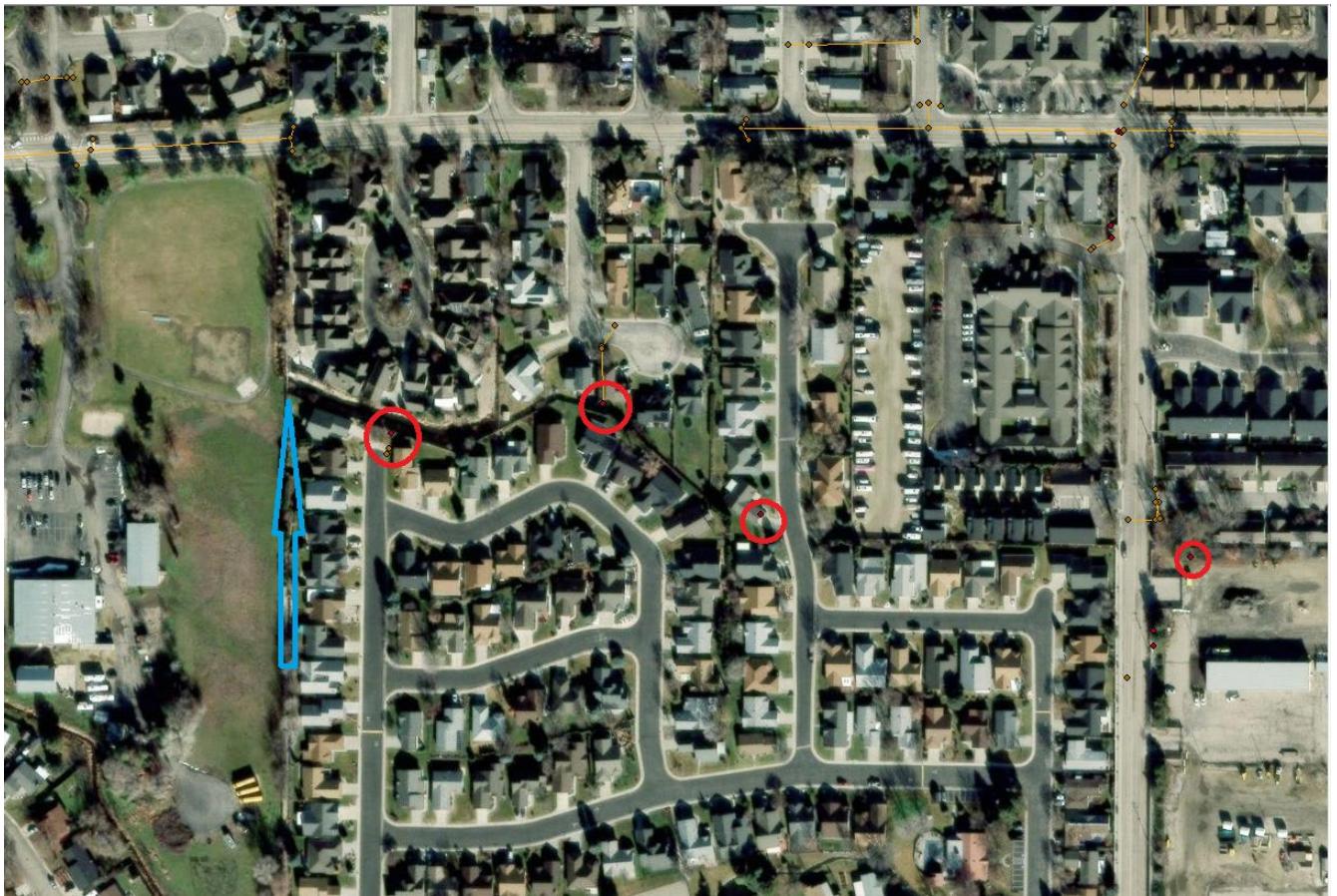
1. A serious omission that puts liability on the City and its taxpayers is the absence of a hydraulics study for the hydraulic changes to the channel of the ditch the application solely identifies as "Drainage District No. 2" (see application pages 11, 17, 33, and 35). A review of Ada County Highway District (ACHD) Stormwater data reveals a name of "Warm Springs Canal" for this facility. The location of pipe outfalls into the Warm Springs Canal are shown in Figure 1, below:

Figure 1: Warm Springs Canal outfall sources



Zooming into the project area, Figure 2 provides greater detail:

Figure 2: Warm Springs Canal in vicinity of project area



Outfall pipes filling the canal during storm events have been circled in red. A separate pipe, not in the ACHD Stormwater data, is shown as a blue arrow running south to north along the west side of Willowbrook Estates #3. Figure 3 illustrates the outfall and was a photo taken looking south while standing on the southwestern corner of the Bentwood Subdivision.

Figure 3: Unidentified pipe outfall on west side of Willowbrook Estates #3

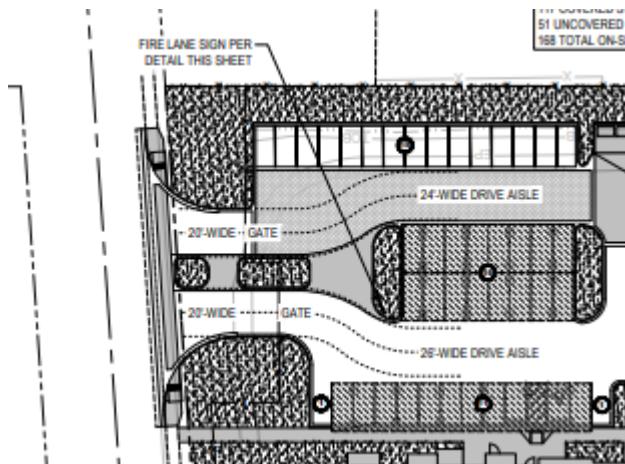


The outfall of this pipe into the Warm Springs Canal is called a hydraulic junction. The intended piping of the Warm Springs Canal moves the current hydraulic junction from the vicinity of Marigold Street to the vicinity of the Figure 3 outfall (hydraulic junction). The applicant has not presented any hydraulic study stamped and signed by a professional licensed engineer in the State of Idaho to explain the effects of a 100-year storm event at

these hydraulic junctions. Currently, if the pipe adjacent to Marigold Street is topped by water flow, and then tops the ditch, the flow can go west into a softball field. If the water flow tops the pipe inlet at its new intended location, what is the effect on the neighboring developed properties?

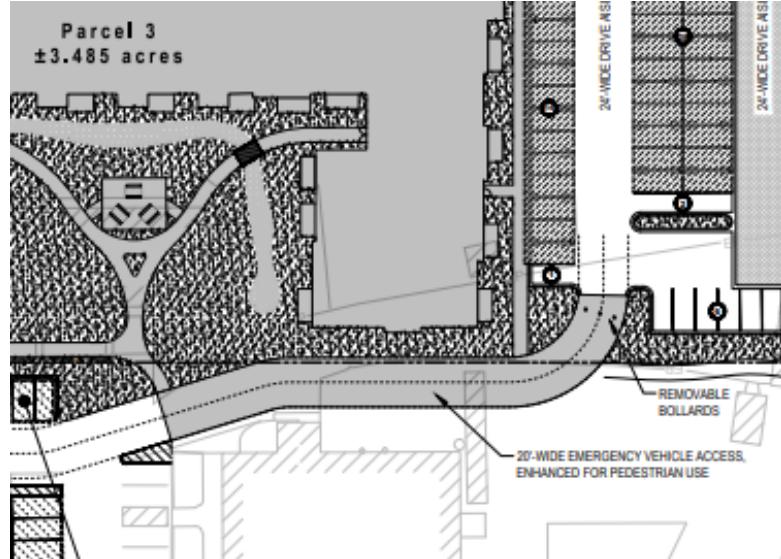
2. Agency Comment ACHD 06172025 states on page 8, in section 5.1.c. that “. . . applicant’s proposal to construct a third driveway onto Marigold Road for this site does not meet District Access Management and Driveway Width policies . . . and should not be approved as proposed.” This seems to be acknowledged on applicant package page 18, also identified as page A-1, that shows an uninterrupted metal fence line at this location. However, the Cover Sheet / Site Plan C1.0, applicant package page 32, does not identify this as an emergency fire only access, see Figure 4, below, clipped from that sheet:

Figure 4: Cover Sheet / Site Plan C1.0 clip of third access



Request this to be provided with the same level of detail as is found in Figure 5, the widened pathway to Build 2 on the same sheet. Specifically, “EMERGENCY VEHICLE ACCESS” annotation.

Figure 5: Cover Sheet / Site Plan C1.0 clip of Building 2 EMERGENCY VEHICLE ACCESS



3. The applicant, on applicant package page 43, also known as L1.07 Overall Fence Plan, proposes a 6' SOLID TAN VINYL PRIVACY FENCE along the west side of the Bentwood Subdivision. Unfortunately, this proposed vinyl fence is too short for actual privacy and provides no sound buffer for the existing houses. Request an eight-foot masonry wall to provide both privacy and a noise buffer.
4. The applicant's package is not consistent with the name of this project. Package page 16, also known as C5.0 DITCH TILING PLAN, shows BOISE BIBLE COLLEGE APARTMENTS while Package page 17, also known as C1.0 Site Plan, shows ANTIOCH APARTMENTS. Request commonality in project name.
5. Applicant is requesting four-story units. Not even the recent Strawberry Glen development exceeded three-stories. Applicant's page 27, also known as Sheet A-10, and applicant's page 28, also known as Sheet A-11, show two (2) stairwells for upper story access. What are Garden City's standards for requiring elevators when at or above four stories?

Thank you for your consideration,

Mark Wasdahl
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