

From: [Charles Leffler](#)
To: [planning](#)
Subject: multi family in sfr zone
Date: Thursday, February 20, 2025 12:47:16 PM
Attachments: [2-17-25 resident notification on BBC project.docx](#)

Sirs and madams,

Attached is a copy of my friend's letter about the unacceptable proposed project at the Boise Bible College property. Ray recently passed. He stepped up a number of times to protect our Community and I am sure stands with us still.

The traffic nexus alone should make this plan a no starter. The proposed heights and density in an long established neighborhood is major. The loss of sun and view is outright criminal.

The College due to its own failings is putting the burden on the surrounding residents with this MONEY GRAB.

I along with many, many surrounding neighbors OPPOSE it and ask that Planning and the Council amend it to fit the neighboring community or completely deny it.

-Charles Leffler

Feb 17, 2025

From: Willowbrook Homeowners Association
5601 Willowlawn Way
Garden City, ID 83714
wbestateshoa@gmail.com

To: All Willowbrook Residents

Subject: MLDFY2024-0001 Boise Bible College Proposed Development at 8695 W. Marigold St.
Garden City, ID 83714

The Willowbrook Homeowner's Association Board of Directors has written a letter to Garden City Planning and the Mayor and Council citing our objections to the two 4-story apartment buildings proposed for the Boise Bible College property. This letter was written to assure that the Willowbrook HOA Board of Directors and all Willowbrook residents are recognized as "interested parties" with "standing" in order to comply with the provisions and timeline requirements of the neighborhood meeting notice dated January 28, 2025 for the meeting held February 13, 2025 at the Willowbrook clubhouse.

Although the stated purpose of this neighborhood meeting was to address the Minor Land Division relative to MLDFY2024-0001, we want to be sure to preserve the rights of Willowbrook HOA and all Willowbrook residents to object to the proposed 4-story design per the site map dated January 24, 2023 already on file with Garden City under MLDFY2024-0001, and also preserve the right to appeal any such 4-story design to be presented as part of the Garden City Design Review process. We sincerely hope that by referencing the Garden City Comprehensive Plan and Idaho Code sections as cited in this letter indicating non-compliance issues for this proposed project, that the City Planning department will direct the developer to bring their building design into compliance prior to submittal for Design Review.

To preserve the value of our homes in Willowbrook and especially for the residents with homes on Willowdale Drive, it may be necessary for us to retain the services of an attorney down the road. Should the services of an attorney be required in the future, the firm Lerma Grover Law is willing to represent Willowbrook residents. If the firm is retained, a trust would be set up for funds paid by each resident to proceed with legal representation. This money will be set up in a trust account at the attorney's office and will be recorded by date, name, check number, and amount of contribution. For example, if 200 of the 231 homes in Willowbrook contributed \$100 each that would total \$20,000 toward legal representation. Although we do not expect legal costs to be that much, we will track all contributions, and if there is any money remaining after this issue is resolved with the developer and Garden City, we will return funds to the individuals contributing based on the percentage of their contribution to the total.

The apartment situation will be monitored by the HOA and a call for funds will go out as soon as it is confirmed that legal assistance will be required.

Thank you very much for helping to keep Willowbrook a beautiful community and desirable place to live!

Willowbrook Office

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