

September 15, 2025

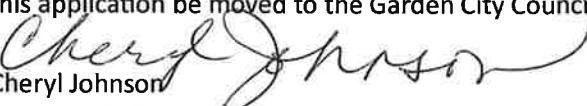
RE: DSRFY2025-0008, Design Review Proposal

To our Garden City Planning and Zoning Commission members and Mayor Evans,

I am writing with serious concerns about the design proposal submitted by Rennison and Pacific companies for a four story, 236 units, two buildings, apartment complex at 8647 and 8687 W. Marigold St., Ada County Parcel #S0525233602 (Boise Bible College) because it reeks of full-fledged corruption by those appointed to protect our interests as property owners, tax payers and residents of Garden City. Mayor Evans also needs to protect his legacy and stop our commissioners from refusing to follow their governing policies and code requirements in accommodating project proposals such as this. At issue is:

- Garden City is entertaining a project proposal that does not meet the Comprehensive Plan already adopted to protect us. This proposal is for a structure greater than two stories, and the property has not been rezoned to match the Comprehensive Plan.
- Garden City is ignoring an issue with sewer capacity that is not being addressed here and would require a supplemental levy.
- Code provision 8-6B-3 states that the proposed design shall be compatible with the neighborhood in scale and intensity. The proposed apartment complex is planned for an area surrounded by single family dwellings which would considerably affect the privacy of the residents in these neighborhoods. A structure of this size elevates noise levels in the area with hundreds of patio conversations, pet nuisance issues, music, television broadcasts, vehicle maneuvering in parking lots at odd hours, and light emissions in all directions from apartments and parking lots.
- The property values of neighboring single-family residences will decline when compromised by the existence of apartments with revolving tenant bases around them.
- A parking and traffic study has not been done in conjunction with ACHD and ITD in consideration of this application. Presently, there is considerable difficulty turning onto Marigold from Glenwood, with traffic often backed up onto W. State St. during the day and heading up the hill onto Maple Grove when attempting to access Marigold from Chinden. Bike traffic on Garrett, crossing Marigold heading onto the Greenbelt, continues to be a safety issue in this area as well. Marigold is also used as a bus stop for school children, and it can be difficult to navigate in the early morning light.

With these concerns, I respectfully ask that you not make us victims of your failure to act and that this application be moved to the Garden City Council.


Cheryl Johnson
9200 W. Chelan Ave.
Garden City ID 83714

We the undersigned agree with Cheryl Johnson's concerns with the proposed development on Parcel #S0525233602 at 8647 & 8687 W. Marigold St. Garden City.