

Les Bock
5960 N. Willowdale Lane
Garden City, Idaho. 83714
September 12, 2025

Garden City
Attn: Development Services Dept.
6015 N. Glenwood Street
Garden City, ID. 83714

Re: Comments With Respect To Your File No. DSRFY2025-0008

To whom it may concern at the Garden City Development Services Department:

A multi-family development project ("Project") has been submitted to Garden City for design review with respect to Ada County Parcel No. S0525233602 (Bible College Parcel). The Project relates to your file No. DSRFY2025-0008. The Project consists of a proposed 236 four story multi-family complex to be situated at 8647 and 8687 W. Marigold Street, Garden City, Ada County, Idaho. My comments concerning the Project are set forth below, which are presented in three parts; namely: 1. General Narrative and Observation; 2. Non-Compliance of the Project with Garden City's Comprehensive Plan; 3. Non-Compliance of the Project with the Garden City Code.

1. General Narrative and Observations.

A. Traffic Issues.

I am the owner of a single-family residence located at 5960 N. Willowdale Lane ("Residence") in the Bentwood Subdivision ("Bentwood"), which I purchased in early 2010. I have continuously occupied the Residence for more than 15 years. During my occupancy of the Residence, I have observed various changes in Bentwood, including a complete build-out of all vacant lots. I have also observed a substantial increase in traffic on Marigold Street.

During my occupancy of my residence, I have made frequent use of the Greenbelt for walking and riding my bike. When I first began my occupancy of the Residence, I had no concerns about crossing Marigold because the traffic on Marigold was reasonable, and there were opportunities to cross at regular intervals. Over time, however, the traffic has increased significantly so that it has become increasingly difficult to cross, particularly because many motorists drive over the speed limit and otherwise do not obey the stop sign at Marigold and Pintail. In addition, motorists rarely stop for pedestrians at the intersection of Marigold and N. Willowdale Lane. As consequence, pedestrians and bicyclists are consistently at-risk crossing Marigold to the other side. I have observed many motorists who become visibly angry at pedestrians and bicyclists who attempt to cross because, apparently, they do not want to slow down to do so. Moreover, on more than one occasion, I have almost been hit by motorists who fail to yield to pedestrians at the stop sign at Marigold and Pintail.

These traffic issues, of course, beg the question as to the extent to which the Project will aggravate an already difficult traffic situation on Marigold, particularly because the developers for the Project do not appear to have proposed any mitigation for potential increased traffic and congestion, let alone any means by which a pedestrian or bicyclist will be able to cross Marigold safely. Indeed, the 236 apartment units in the Project would dramatically increase the number of motorists entering Marigold. One can safely assume that there will be about 2.5 residents for each apartment unit. That means there will likely be 600 additional residents added to the traffic volume on Marigold and perhaps as many as 500 additional vehicles entering or leaving the Project on a given day.

B. Aesthetics and Noise

Bentwood consists of 16 single family houses. These 16 houses were built with a tasteful craftsman style of architecture that fits well with the surrounding neighborhoods. The Project, on other hand, is not compatible the surrounding neighborhoods and certainly not compatible with the houses in Bentwood. One can easily imagine those four stories looming over those Bentwood lots that are directly adjacent to the Project. It is obvious that the clash between the Project and the houses in Bentwood will have a negative impact on the quality of life in Bentwood and a concomitant decrease in Bentwood property values. The increased noise from the Project will also have a comparable impact on Bentwood lots.

C. Impact on Sewer System

The estimated additional 600 residents who might be living in the Project, will, of course, require an increase in Garden City's sewage system capacity. I do not know what the cost of such an increase would be, but it will undoubtedly be significant. Who will bear cost of that increased capacity? It should be the Project's developer, of course. Yet, I have seen nothing in the development documents that suggest that the Project developer is willing to assume that increased cost.

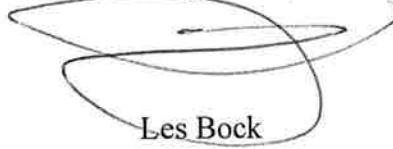
2. Non-Compliance with Garden City's Comprehensive Plan

The land use designation for the Bible College Parcel is "Residential Medium Density." In accordance with the Comprehensive Plan, "[t]his designation allows for detached and attached dwelling units including duplexes and townhouses" (Comprehensive Plan, page, 61). In addition, Action Step 10.4.3 of the Comprehensive Plan requires that projects "[p]rovide a transition in the height and scale compatible with the existing surrounding neighborhoods." Inasmuch as all the surrounding neighborhoods are mostly single family residential single story, the proposed Project consisting of four stories and 236 apartment units does not present a compliant architectural design or height transition as required in the Comprehensive Plan. Further, the scale and intensity of the Project is grossly out of step at the location of the Bible College Parcel.

3. Non-Compliance with Garden City Code

Garden City Code, 8-6B-3-E requires findings that (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; and (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. As is clear from the foregoing narratives there can be no such finding with respect to the Project. Accordingly, the Project is not compliant with Garden City Code.

Respectfully submitted,

A handwritten signature in dark ink, consisting of several overlapping loops and a horizontal stroke, positioned above the name 'Les Bock'.

Les Bock

cc: Mayor John Evans
City Attorney, Charles I Wadams