

OFFICE OF LES BOCK
5960 N. Willowdale Lane
Garden City, Idaho 83714

September 25, 2025

Charles I. Wadams
Garden City Attorney
6015 N. Glenwood Street
Garden City, ID. 83714

Re: Garden City Planning Department File No. DSRFY2025-0008 ("Application")

Dear Mr. Wadams:

I am writing you concerning the above-referenced Application, which the Garden City Planning Department ("Planning Department") received on May 6, 2025, a copy of which is attached hereto.

The Application concerns a proposed multi-family development project ("Project") that was submitted to Garden City for design review with respect to Ada County Parcel No. S0525233602 (Bible College Parcel). The proposed 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.

The Planning Department received and accepted the Application in violation of various Garden City codes, rules and regulations as set forth below. The Application is, therefore, illegal and invalid on its face, and the Planning Department had no legal authority to accept it in the first instance. I hereby demand that Garden City forthwith rescind its acceptance of the Application for the following reasons and return the Application to the Applicant. Further, you should immediately instruct the Planning Department to cease all deliberations and hearings concerning the Application.

1. 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.

2. 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.

3. Non-Compliance with Garden City Zoning Ordinances

The Bible College Parcel is zoned R3 under the Garden City zoning ordinances. Zone R3, "medium density residential," allows for detached and attached dwelling units including duplexes and townhouses, but it does not allow for apartments.

Respectfully submitted,

Les Bock

cc: Garden City Planning Department
Mayor John Evans
Brian Ertz, Ertz Law PLLC



DESIGN REVIEW

Permit info: DSRFY2025-0008

Application Date: 5/7/2025

Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Rennison Companies c/o John Rennison, Zach Turner on behalf of Pacific West Communities, Inc.	Name: Pacific West Communities c/o Caleb Roope
Company: Rennison Companies on behalf of Pacific West Communities, Inc.	Company: Pacific West Communities
Address: 2025 E Riverside Dr., Ste 200	Address: 430 E State Street, Ste 100
City: Eagle	City: Eagle
State: Idaho Zip: 83616	State: Idaho Zip: 83616
Tel.: 208.938.2440	Tel.: 208.461.0022
E-mail: john@rennisoncompanies.com and zach@rennisoncompanies.com	E-mail: dons@tpchousing.com

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ Construct New ☐ Addition ☐ Subdivision

Site Address: 8647 and 8687 W Marigold Street, Garden City, ID 83714

Subdivision Name:	Lot:	Block:
Tax Parcel Number: Pending Application at Garden City	Zoning: R-3	Total Acres: 6.532
Proposed Use: Multi-family housing	Floodplain:	Yes No

The site is located within FEMA Zone X (500-year flood plain)

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

community design. How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Handwritten Signature 5/6/25 5/6/25
Signature of the Applicant (date) Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

1	<input checked="" type="checkbox"/>	Compliance Statement and Statement of Intent	12	<input checked="" type="checkbox"/>	Affidavit of Legal Interest
2	<input checked="" type="checkbox"/>	Neighborhood Map	13	<input checked="" type="checkbox"/>	Sustainability Checklist *if applicable
3	<input checked="" type="checkbox"/>	Site Plan			
4	<input checked="" type="checkbox"/>	Landscape Plan			
5	<input checked="" type="checkbox"/>	Schematic Drawing			
6	<input checked="" type="checkbox"/>	Lighting Plan			
7	<input checked="" type="checkbox"/>	Topographic Survey			
8	<input checked="" type="checkbox"/>	Grading Plan			
9	<input checked="" type="checkbox"/>	Will Serve Letter **if required, must submit a Fire Flow Request			
10	<input checked="" type="checkbox"/>	Ada County Approved Addresses			
11	<input checked="" type="checkbox"/>	Waiver Request of Application Materials			

INFORMATION REQUIRED MASTER SIGN PLANS:

*Required for developments of two or more buildings:

☒ Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

*Required if irrigation canal/irrigation ditch runs through property or along property lines:

☒ Letter from company indicating approval