

DATE: June 2, 2025

FROM: Mike O'Brien

TO: Garden City Mayor & City Council Members

RE: CPAFY2024-0004 – Buffers & Height

Impact study on Bible College Construction of apartments and it affects covering the items listed below:

This includes all of the homes that are in this area. From the river south to Chinden, east & west, Coffey to Glenwood Blvd to Garrett (Maple Grove). Listed below are the items that should be included:

1. Traffic
2. Safety
3. Security
4. Water
5. Sewer
6. Streets
7. Parking
8. Greenbelt
9. Lighting
10. Buffers
11. Privacy for Residents
12. Drainage agreement with District #4. This is a license agreement (Page 2, #4 A, B, C, D, E, and F) should be added to water backup to other communities which could cause flooding to their house caused by blockage from foundation.

TRAFFIC Private studies counts have shown as many as 200 to 400 vehicles in 1-3 hours. May 29, 30, 31, we counted between 80-120 cars in a 15-minute period between 5 & 5:15 pm on Marigold, from Garrett to Coffey. Another day we counted 180-400 cars and it backed up to the school (BBC). We have semi-trucks & speeders on Coffey & Marigold. The bike lane is unsafe and does not meet code of 5 feet. We have between 31-33 driveways & streets from Coffey to Garrett on Marigold & on the other side of Garrett we have apartments and some private homes that use those streets only.

SAFETY Speed limit should be lowered and the crosswalk should be marked better along with the bike lane.

SECURITY There have been some drug deals and other issues. With another 300 to 500 potential occupants (ESPECIALLY IF IT INCLUDES SOME LOW-INCOME HOUSING) problems will arise.

WATER & SEWER More flooding could appear unless proper drainage is accounted for. Water levels around the area have risen the past 2 years. Ground water in certain areas in the community have come up. The Willowbrook pickleball court has water 2 feet below the courts. A couple of years ago it was 3 to 4 feet below. Adding more cars will be draining water off into the sewer drains, which is covered under the "Clean Water Act". They need to put in a water separator for oil and other fluid going to the sewer. This is not a residence project now it is a commercial project. Sewers will be questionable because of age and more use.

STREETS As mentioned, there will be more traffic. Apartment developers do not pay their share of impact fees for schools, parks, police, fire, and general maintenance. Impact fees are charged in other states.

PARKING It is common knowledge that parking gets out of control in surrounding neighborhoods because apartment complexes do not put in enough parking spaces. Who will police the cars parking on the streets in nearby neighborhoods due to not enough parking for the apartments.

GREENBELT Maybe a greenbelt should be provided for the apartment community?

LIGHTING Lighting added to protect this community?

BUFFER ZONE Buffer zone should be created between apartment houses and street that fit the community.

PRIVACY Privacy should be designed to fit the looks of the neighborhood.

The developer has made no attempt to work with us. His statement at the one community meeting was we don't need to work with you. We will get it done anyway. Over 100+ residents heard this and he has never since contacted us to talk again. The developer misled the Residents with what they were planning to put in. It was never mentioned about low income housing until later at another meeting.

DRAINAGE License agreement with District #4 A, B, C, D, & E needs to be considered. Water backup issues in surrounding neighborhoods should be considered also.

Facilities maintenance and occupant control? Keeping up the grounds? Tax Exempt status questions need to be brought up to the school. How will they keep their non-profit status?

We would like to thank you for your continued support of the “One City – One Team” approach that bring city officials and staff together in partnership with the public. Help was provided by use of Garden City Comprehensive Plan and other agencies.

Thank you.

Residents of Garden City and the people surrounding this project.

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