

August 15, 2025

RE: DSRFY2025-0008, Design Review Proposal

To our Garden City Planning and Zoning Commission members,

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). The Zoning Commission should carefully consider the existing statutes and codes that govern zoning and development in our city, and recognize that the proposal in question violates those codes, and injures the residents in the neighborhoods adjoining the Boise Bible College.

At issue is:

- Garden City is entertaining a project proposal that does not meet the Comprehensive Plan already adopted to protect residents. 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 is incongruous with the entire surrounding neighborhood. It would also 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, 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 Glenwood from Marigold, with traffic often backed up near the Boise Bible College. Traffic can also be heavy traveling along Marigold from Glenwood to 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.

Garden City's elected officials and the staff that serve under them took an oath to apply the relevant statutes and codes when considering development within city limits. This proposal violates those codes, as well as common sense rationale. I urge the Commission to deny this application and any subsequent application that does not adhere to the codes and their common sense application.