

Bentwood Subdivision Homeowners Association
c/o Snake River HOA Management
845 E Fairview, Suite 120
Meridian, ID 83642
208-855-0526

June 26, 2025

To:

Garden City Development Services
6015 N. Glenwood Street
Garden City, ID 83714
Email: planning@gardencityidaho.org

RE: DSRFY2025-0008 – Opposition to Proposed 236-Unit Multi-Family Development at
8647 & 8687 W. Marigold Street

Dear Planning Team,

As President of the Bentwood Subdivision Homeowners Association, located adjacent to the east side of the subject project, I submit this formal comment on behalf of the subdivision and property owners in strong opposition to the design review application DSRFY2025-0008 submitted by Rennison Companies for a 236-unit multi-family development adjacent to our subdivision.

We are deeply concerned that this project will have a substantial and detrimental impact on our neighborhood's safety, infrastructure, property values, and character.

Our primary concerns include:

1. Drainage and Flood Risk

The plan proposes to pipe and bury the existing open ditch along our western boundary. This area already experiences high water volume during seasonal storms. During one such storm, flow reached within one foot of topping the ditch bank.

We strongly object to proceeding without a surveyed hydraulic analysis to confirm that the proposed pipe size (reported at 18") is sufficient. If flooding results from inadequate capacity, the City may bear liability for approving an undersized system.

2. Access and Connectivity

We support the use of the controlled 4-way stop at the Boise Bible College entrance as the sole primary access point. The gated entrance nearest Bentwood must be emergency/fire access only, permanently locked and not useable for public traffic.

3. Incompatibility with Neighborhood Character

The proposed structural massing—236 multi-story units—is completely out of scale with surrounding single-family homes. We request that the building height and unit count be reduced, ideally not to exceed three stories.

4. Traffic and Parking

This area lacks strong public transit and walkability, making car dependence inevitable. Without enough parking provided (and no EV charging shown), overflow parking will impact adjacent neighborhoods, and daily car trips will increase congestion, noise, and pollution.

5. Light Spill and Noise Mitigation

The lighting plan does not adequately address spillover into Bentwood yards and windows. The proposed 6' vinyl fence is inadequate for sound and light mitigation. We request an 8' masonry block wall or enclosed parking areas along the east boundary adjacent to Bentwood home for effective buffering.

6. Stormwater Maintenance Responsibility

The current drain ditch is maintained by Boise Bible College. The development must clearly establish long-term maintenance responsibility for any screen/debris barriers installed to prevent blockages that could affect Bentwood properties.

Conclusion

We request that this project be significantly revised to address these infrastructure and compatibility concerns. If not, we ask the City to deny approval in its current form.

Please consider this letter a group comment submission on behalf of the Bentwood Homeowners Association. We also request continued status as an interested party for all future proceedings related to this application.

Sincerely,

Rodney Wolfe



President, Bentwood Homeowners Association

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