

Mike and Valli Trust  
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October 24, 2023

To:  
[Planning@gardencityidaho.org](mailto:Planning@gardencityidaho.org)

Re: File Number: DSRFY2023-0009  
Neighborhood Meeting Notice in your Neighborhood

To Whom It May Concern: I am responding to the letter dated September 28<sup>th</sup> 2023. We own the property located at 114 & 204 W 38<sup>th</sup> Street.

I was not able to attend the meeting, however, my brother and one of my Tenants went to the meeting. Apparently, it appears there were many concerns by the tenants, property owners on W 38<sup>th</sup> Street and it got very heated.

I believe in progress, where it makes since to build. This is a giant project. In a community that I don't believe can handle this size of a project. I understand that a lot of states have had a large influx of people and housing is in short supply. However, I see so many potential issues for the current owners and tenants. This is an established area for commercial businesses.

After hearing about this project, I am very concerned about several issues. Currently there is a mix of large lots with single family homes, trailers and mostly commercial buildings.

As I understand it is going to be large multi-family housing with 2 underground parking structures, 5 story high housing area and a swimming pool and will be on property from 205 W. 38<sup>th</sup> Street and the next Street over W. 39<sup>th</sup> Street.

Below are some of my concerns:

**Inadequate Parking Space –**

1. I understood what has been proposed are 220 mixed units with about 300 or so parking spaces. The reality is that in general a one bedroom usually houses 2 people with 2 cars. There may be a few singles. However, I understand there will be multi bedroom units. The more bedrooms, the more cars may be required. Just assuming 220 units and only 2 cars per unit = 440 cars. I think that is a very low estimate. **Where are these other cars going to park?**

**Access**

There are two dead end streets) W38th & W 39<sup>th</sup> and the only way out is Chinden Blvd. an extremely busy street with a lot of traffic and no Traffic light at either Street. I see this as a giant nightmare for all.

1. It is difficult now to get out of the Street and even worse in business hours traffic. I can't even imagine what it will be like when 440 + cars all try to leave for work at once and must go one way to get out on to Chinden. **What happens in an emergency?**
2. **Are the Builder/Owners going to be responsible for putting in Traffic lights and the new infrastructure necessary to put in the underground sewer, etc. or are property owners going to bear the responsibility with increases to their property taxes?**
3. This will have a major affect on the businesses and property owners. As you know, in commercial buildings there are deliveries to and from the buildings. This can be a major issue for the tenants. **How do they get product in and out while this construction project is going on?**
4. If the tenants can't do business then they may end up going out of business or moving somewhere that they can. That can have a big impact on the Owner's of the property.

#### **Cost of Living**

1. **What is the average rent for these apartments? Can people afford them? Are they low cost units are they? There are predictions by many that we could be in a recession in the near future.**
2. **Who are the builder/owners of this property?**

#### **General Plan**

1. **What is Garden Cities Master Plan regarding density and traffic issues? Is there such a plan?**
2. **Has the master plan been changed recently for this type of project?**

These are issues that I believe could be very detrimental to this area and I would certainly appreciate a reply and if you have solutions I would like to hear them.

Thank You

Sincerely,



Valli K. Febbraro



Date: September 28th, 2023

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

File Number: DSRFY2023-0009

Meeting Date: October 18th, 2023

Meeting Time: 5:30pm

Meeting Location: 205 W 38th Street Garden City, ID 83714

Project Summary: The application is for: \_\_\_\_\_ remodel of existing site/structure,  new construction, \_\_\_\_\_ subdivision), \_\_\_\_\_ sign.

The proposal is intended to be: \_\_\_\_\_ residential, \_\_\_\_\_ mixed-use,  multi-family, \_\_\_\_\_ commercial use, \_\_\_\_\_ other.

The project includes 220 multi-family units and/ or 0 square feet of commercial.

If you would like to contact us ahead of the meeting, please feel free to reach us at (phone) 661-742-4967 or (email) jorre@jdplanningandconsulting.com. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the City in writing. The City will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the City seven days prior to the application's formal review with the City.

Thank you,

Those who have standing may appeal the decision, provided that written comment is received by the city at least seven days prior to the consultation. Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the City's decision please provide the city with the following information to the city via email [planning@garden-city.idaho.org](mailto:planning@garden-city.idaho.org) or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

*planning@garden-city.idaho.org.*

I wish to be an interested party  Yes  No

I wish to have the ability to appeal  Yes  No

Name: *Valli K Febbraro*

Email: *VKFebbraro@yahoo.com*

Physical Address:

*114 W. 38th STREET / > PROPERTIES WE OWN  
204 W 38th STREET*

Which design elements are of concern:

Massing

Architectural elements

Connectivity

Landscaping

Water features

Site layout

Other

Please elaborate:

*See ATTACHED LETTER*

*Valli K Febbraro*  
Signature

Date

*10-24-23*