

**From:** [Derek Hurd](#)  
**To:** [Hanna Veal](#)  
**Cc:** [Brett Labrie](#); [Mariia Antonova](#); [Jenah Thornborrow](#); [Wyatt King](#)  
**Subject:** Re: Boise Bible College DSRFY2025-0008 Resubmittals  
**Date:** Monday, December 1, 2025 3:55:13 PM  
**Attachments:** [image006.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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DSRFY2025-0008 Resubmittal Comments:

1. I don't see any significant updates to the façades to indicate where the main entrance for the main function and main user of the project is. The 300-400 entries every day to the homes feels like it is tucked away next to the 1A units, and not visible from anywhere as a defined entrance until you are upon it. The entry should be a focal point and prominent for guests and residents. The façades for the leasing office and lounge are much improved, but those aren't the main entry for the function of the building.
2. The development being a gated development does not satisfy a direct, convenient, attractive pedestrian pathway. I believe there is enough language in code and comp plan that we should not have gated developments in Garden City. To the degree of emergency language added at a council hearing. I believe it was an oversight or omission in the re-write that made the clear language disappear.
3. We discussed breaking up the cornice on Building 1 North East corner. Perhaps like Building 2 North East Corner.
4. 8-4I-6.E.3.a - Verify internal tree count in south lot. And landscape median requirement in 8-4I-5.

End of comments.

Derek Hurd  
208.841.4112

On Mon, Nov 24, 2025 at 5:54 PM Hanna Veal <[hveal@gardencityidaho.org](mailto:hveal@gardencityidaho.org)> wrote:

Lets try this email again. Try this link:  [Resubmittals 11132025](#)

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**From:** Hanna Veal  
**Sent:** Monday, November 24, 2025 5:37 PM  
**To:** Derek Hurd <[dhurd@gravitaslc.com](mailto:dhurd@gravitaslc.com)>; Brett Labrie <[blabrie@ll-arch.com](mailto:blabrie@ll-arch.com)>  
**Cc:** Mariia Antonova <[mantonova@GARDENCITYIDAHO.ORG](mailto:mantonova@GARDENCITYIDAHO.ORG)>; Jenah Thornborrow <[jthorn@GARDENCITYIDAHO.ORG](mailto:jthorn@GARDENCITYIDAHO.ORG)>; Wyatt King <[wking@GARDENCITYIDAHO.ORG](mailto:wking@GARDENCITYIDAHO.ORG)>  
**Subject:** Boise Bible College DSRFY2025-0008 Resubmittals

Good evening,

Please see the attached documents Boise Bible submitted as part of their resubmittals. Please provide email responses I can add to the staff report and drafted conditions of approval if you feel they are necessary, they are scheduled for the December 8<sup>th</sup> City Council hearing. City Council is the final deciding body for this application.

I need comment responses by December 3<sup>rd</sup>. Sorry for the quick turnaround!

Thank you, have a great Thanksgiving!



Hanna Veal

*Associate Planner*

Development Services Department, **City of Garden City**

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