

**CITY OF GARDEN CITY**

6015 Glenwood Street • Garden City, Idaho 83714  
 Phone 208/472-2900 • Fax 208/472-2996

**PUBLIC HEARING  
 SPOKESPERSON SIGN-UP SHEET**

The chairman must authorize spokespersons ahead of time. Please submit this form at least 72 hours in advance of the hearing to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). Please provide presentations more than one week in advance to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

Date: 12-28-25

**PLEASE PRINT LEGIBLY**

Name: Katie Jennings

E-Mail: Katie Jennings

Application File Number: Boise Bible College Apartments

**Choose one:** \_\_\_\_\_ Support the application      \_\_\_\_\_ Neutral      X Oppose the application

Briefly describe the group that you represent; e.g. Homeowner's Association, etc: Residents of Rivers Edge

Please provide the information for each person that you are representing.

Name	Physical Address (City & State of residence, not PO Box)	Signature
LAURA GRIMES	8620 W RINGBILL 83714	

**Spokespersons may be limited to 3 minutes per person that they represent up to a maximum of 15 minutes.**

6 min.



Design Review Required Findings as stated in Garden City Code 8-6B-3E state:

4. The proposed design shall be compatible with the neighborhood in scale and intensity;



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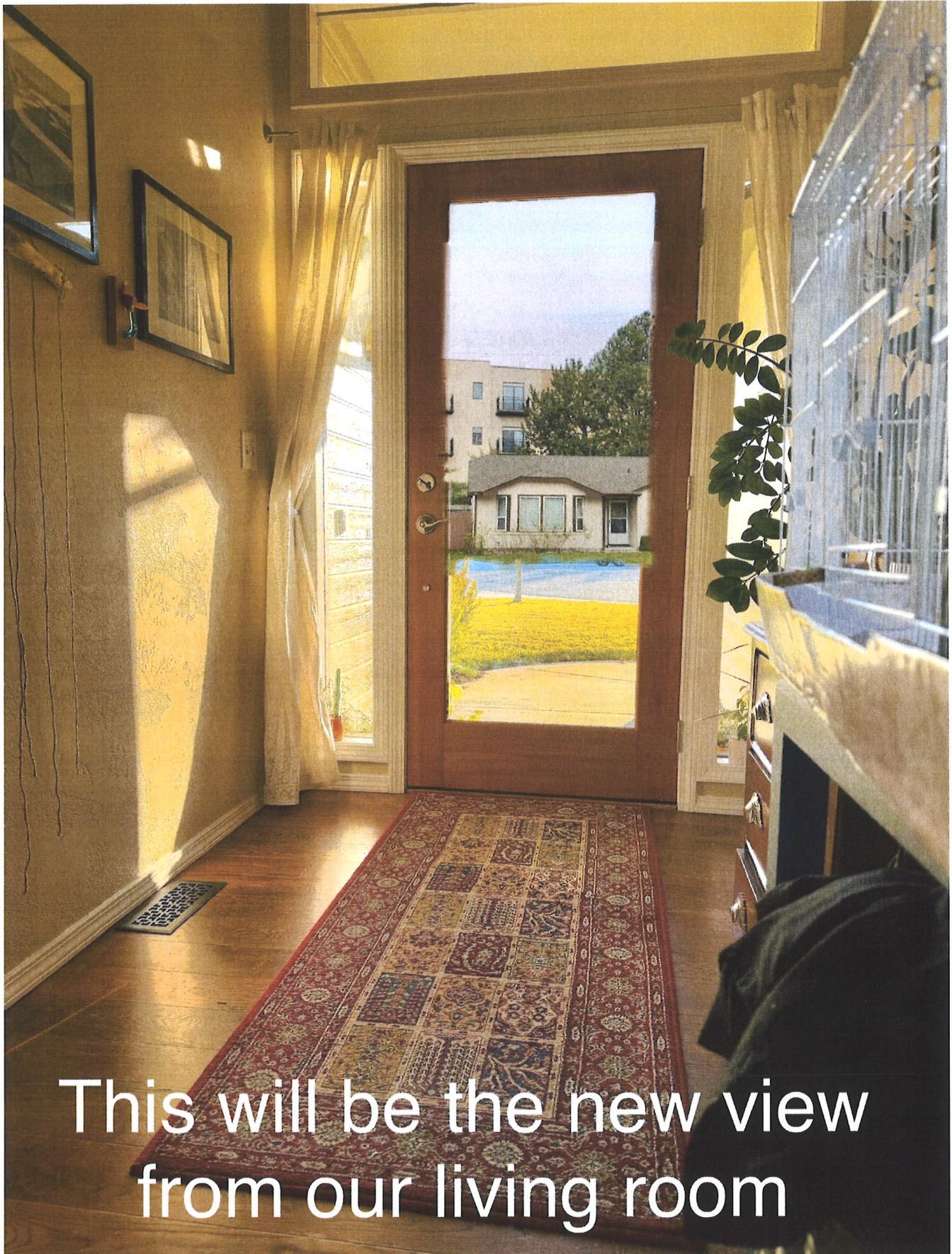
Our Current View



Our New View

Design Review Required Findings as stated in Garden City Code 8-6B-3E state:

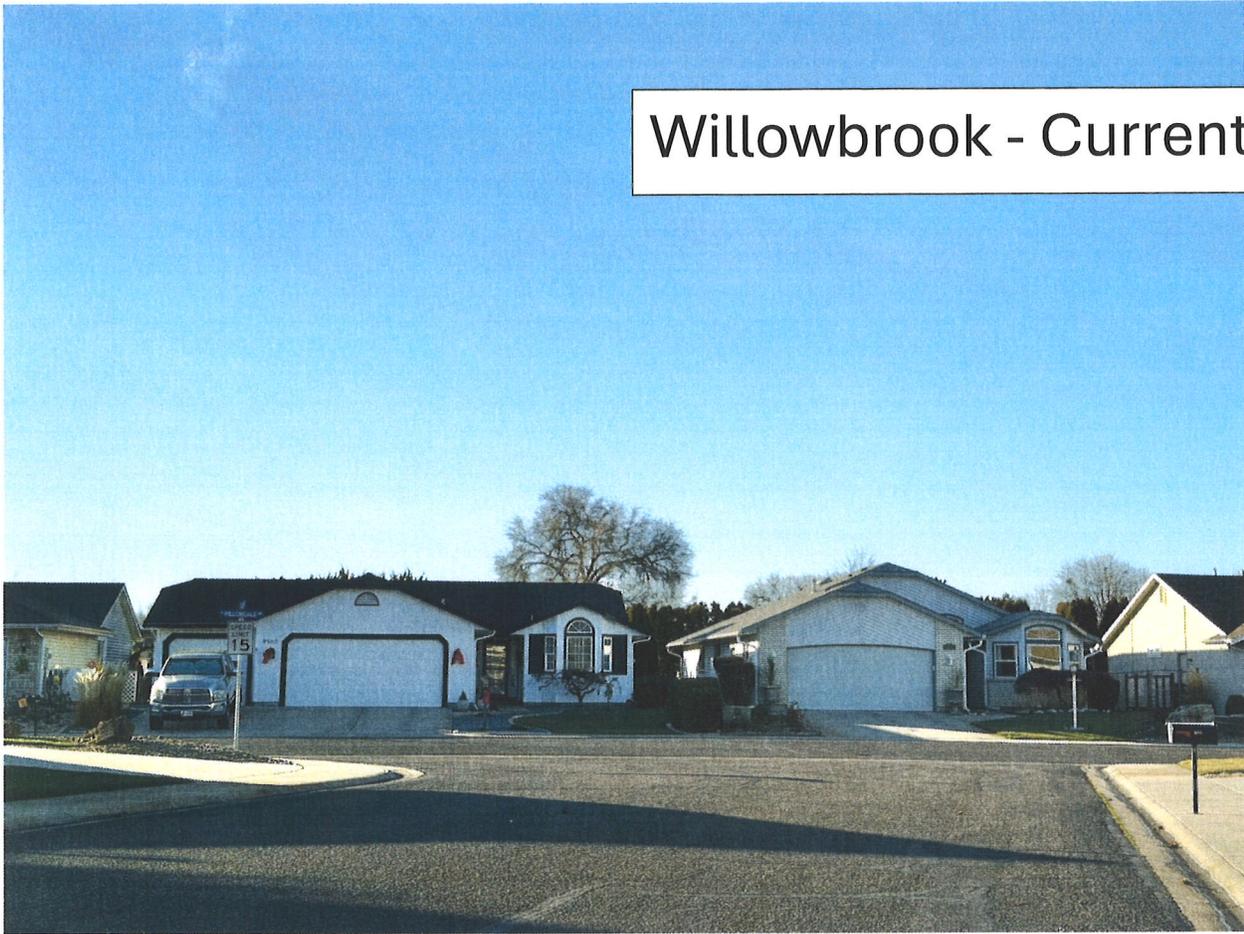
5. The proposed design shall not create an adverse impact on the surrounding neighborhood;



This will be the new view  
from our living room

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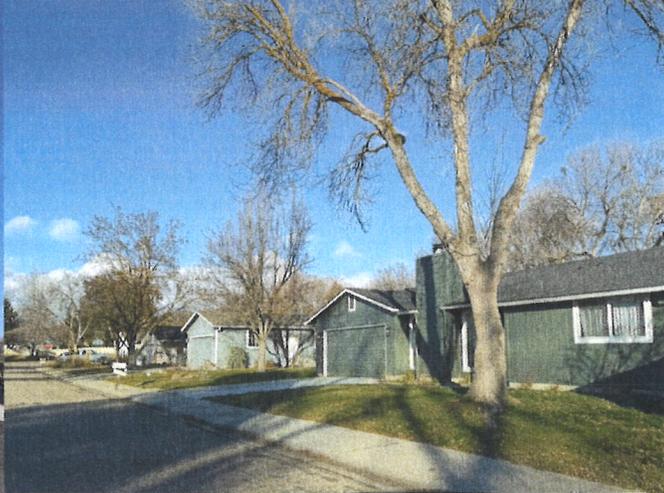
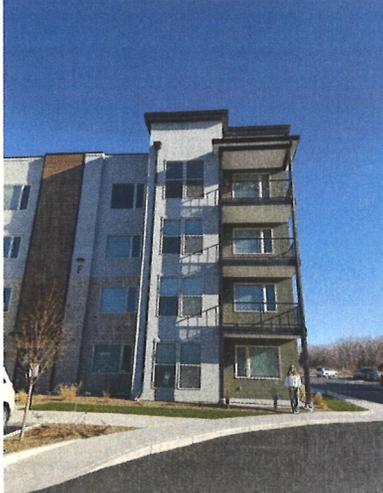
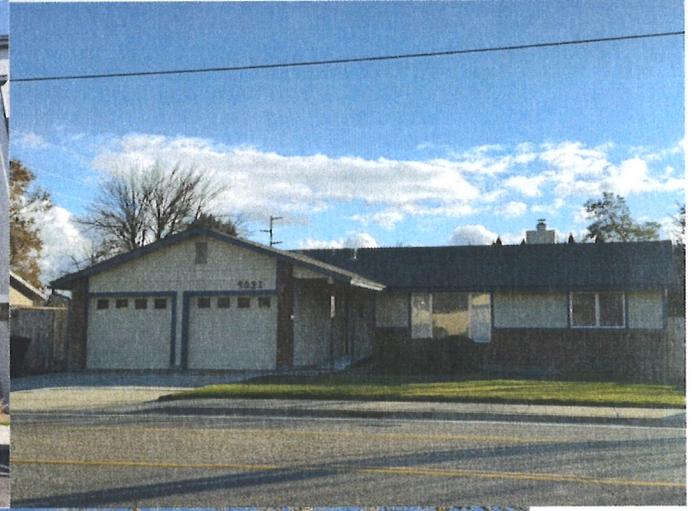
Willowbrook - Current View



Willowbrook - New View

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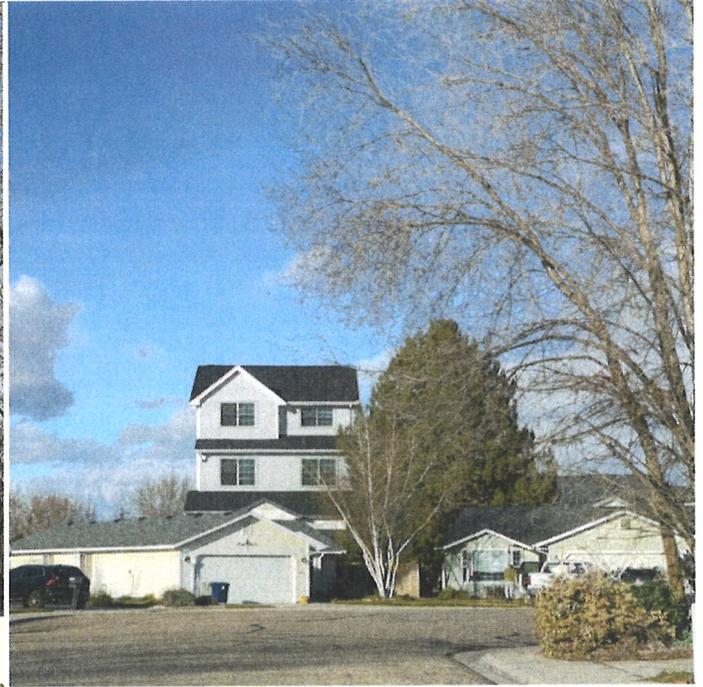
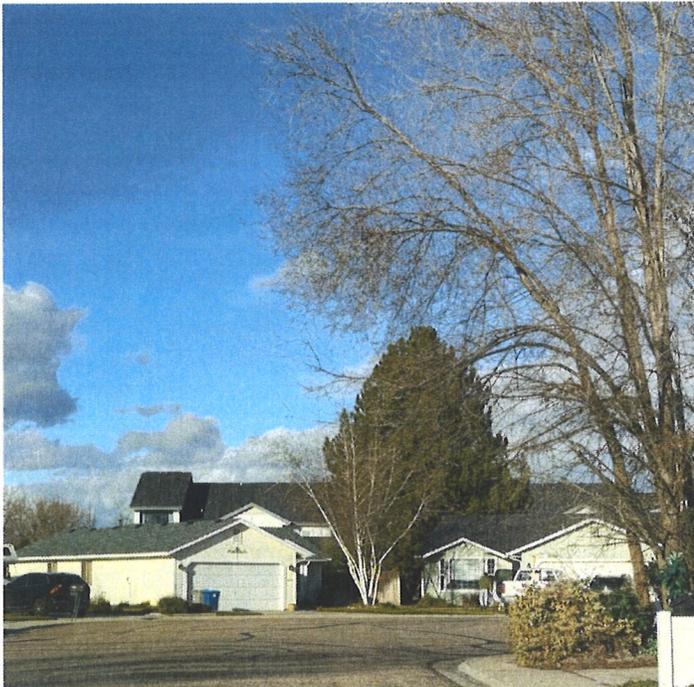
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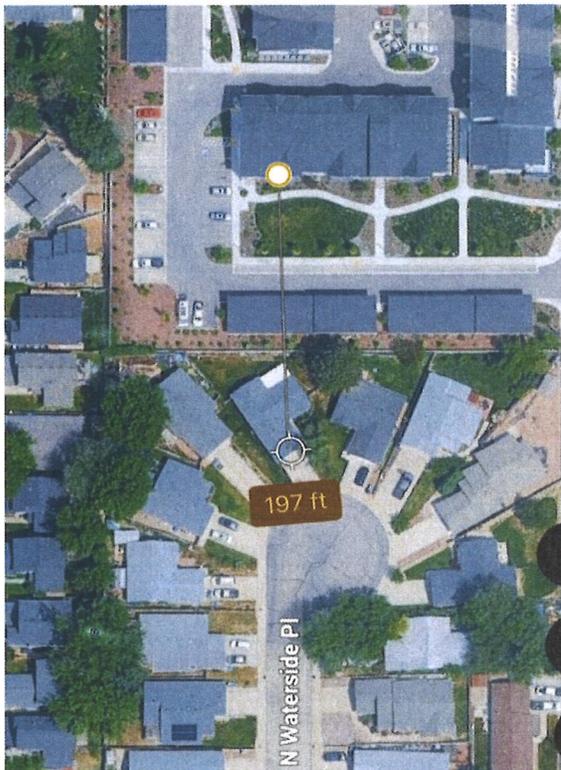
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This photo was taken on Waterside Place, looking north, and shows a situation very similar to what our neighborhood will experience. In this example, the building is only two stories, whereas the proposed apartments in our area would be four stories. I have added two additional stories to help visualize what our new reality would look like.



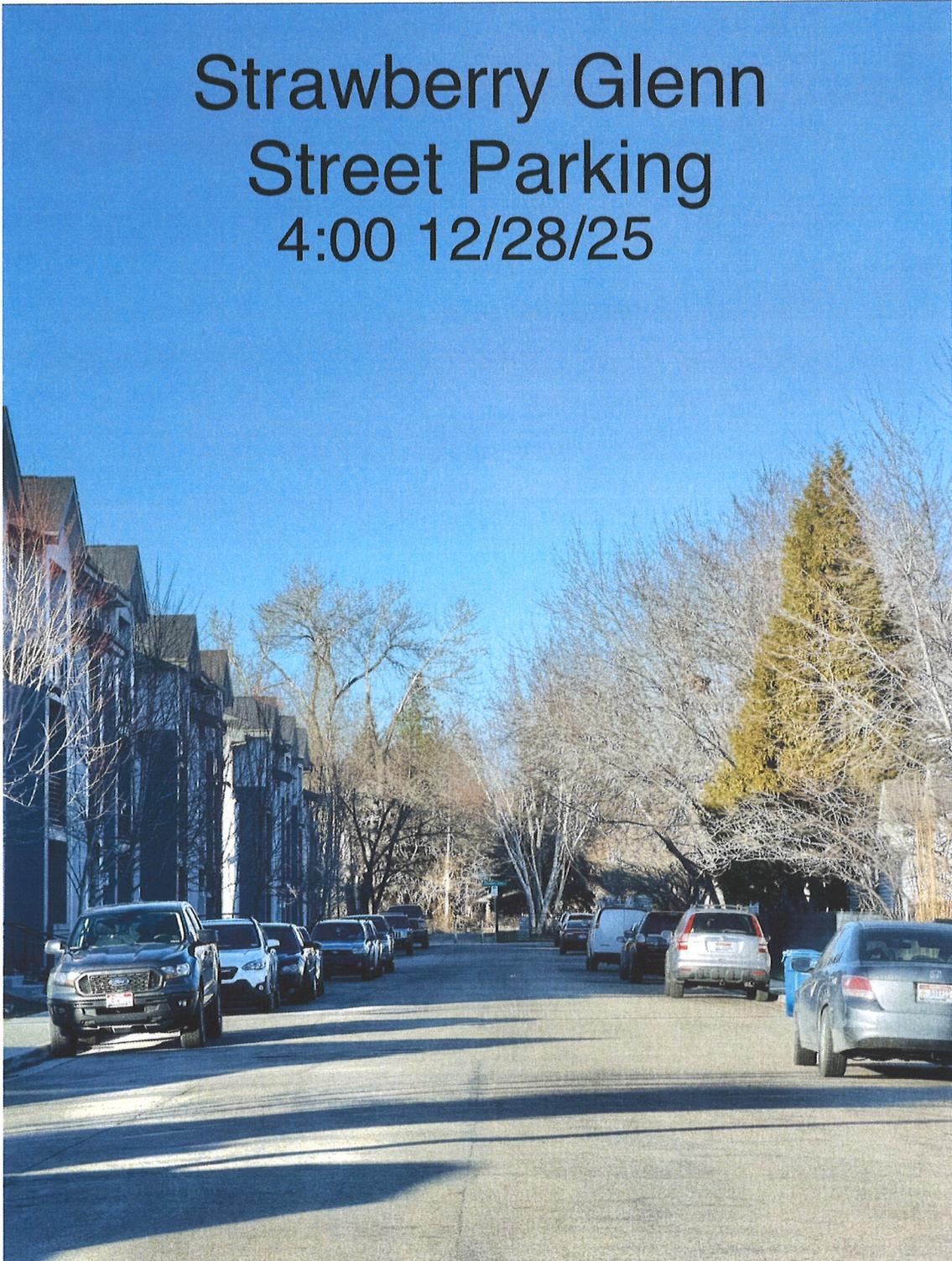
The distance between the two developments. Approximately 197ft for Strawberry Glenn and 154 for Boise Bible College



Design Review Required Findings as stated in Garden City Code 8-6B-3E state:

5. The proposed design shall not create an adverse impact on the surrounding neighborhood;

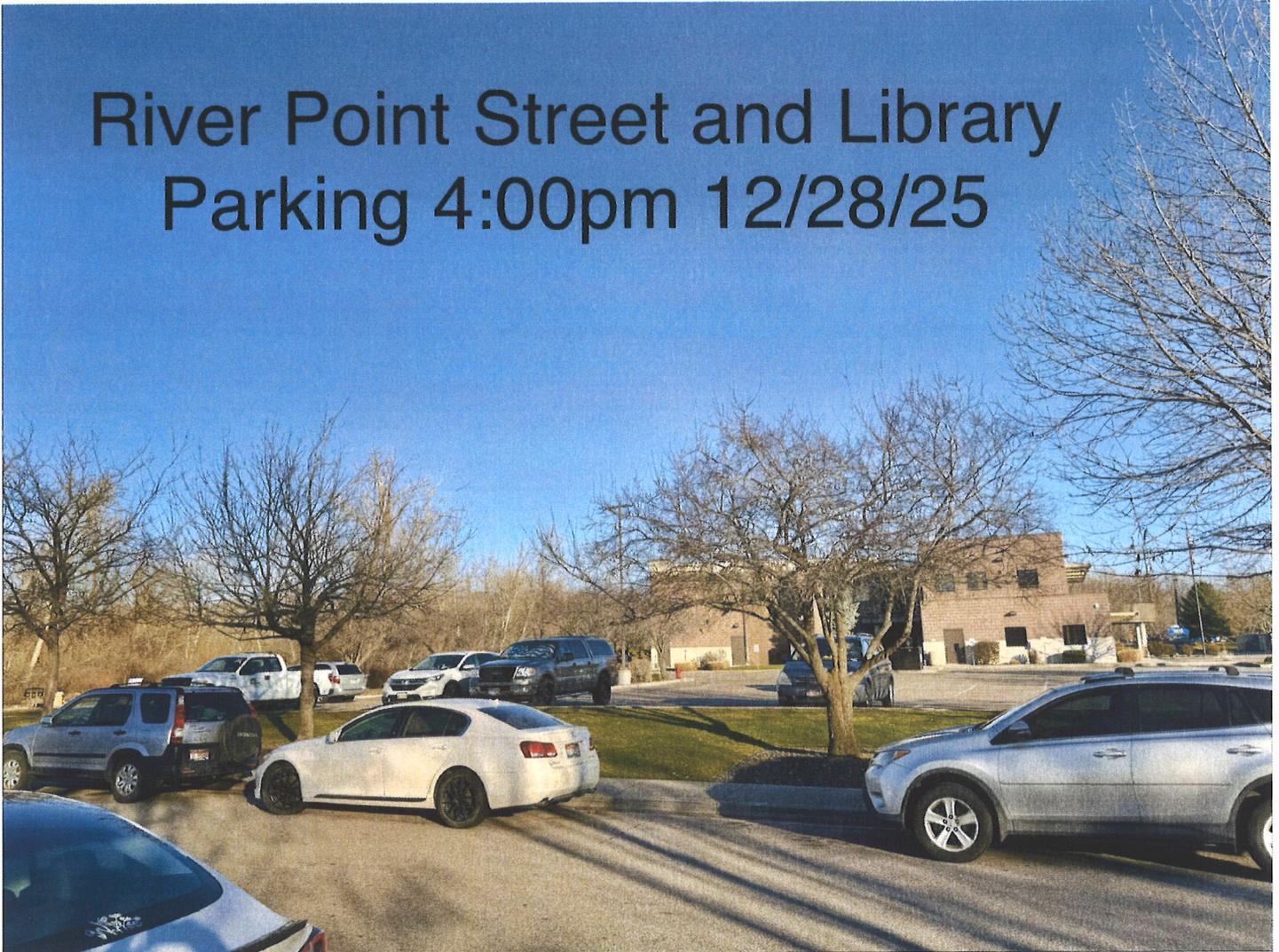
# Strawberry Glenn Street Parking 4:00 12/28/25



Design Review Required Findings as stated in Garden City Code 8-6B-3E state:

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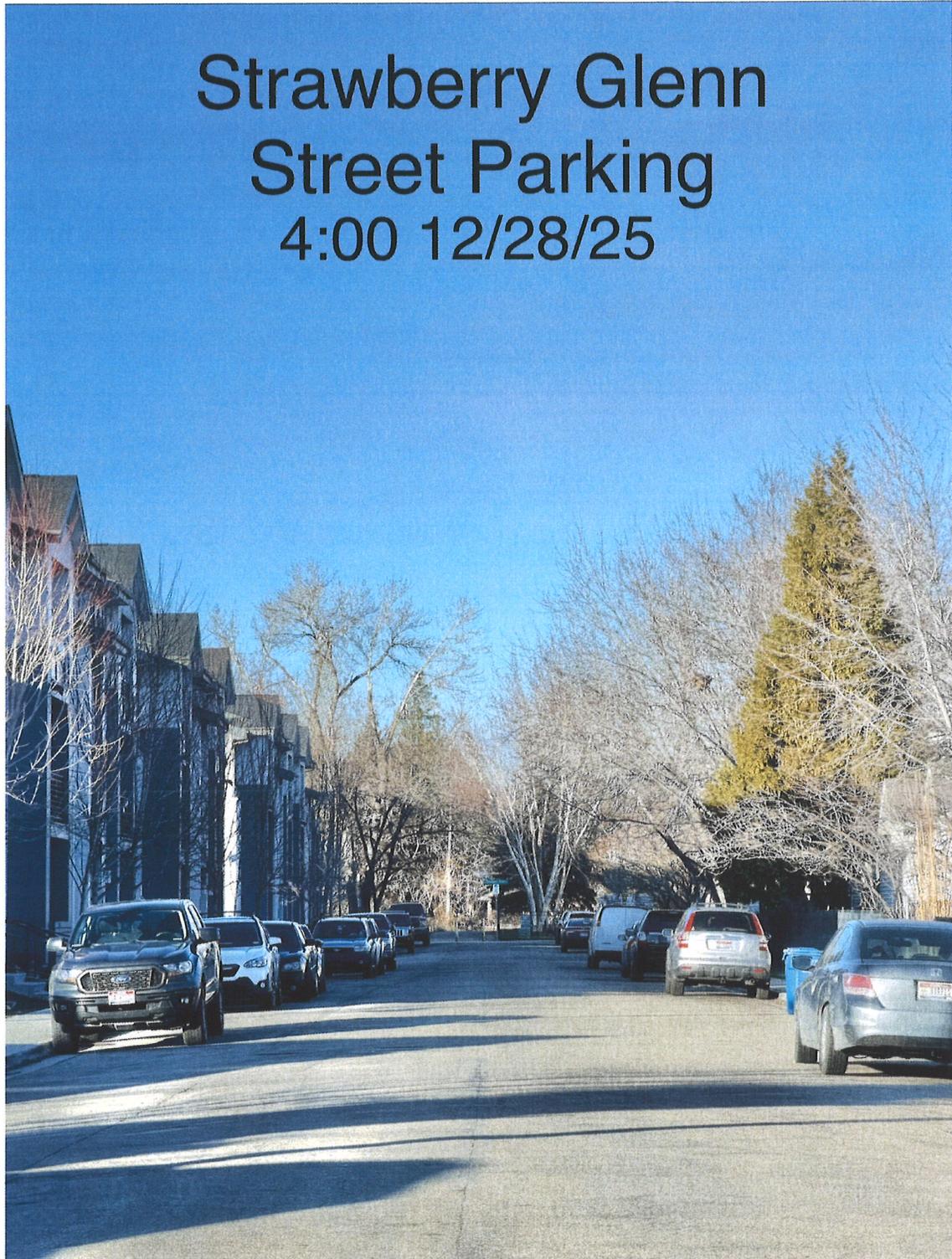
# River Point Street and Library Parking 4:00pm 12/28/25



Design Review Required Findings as stated in Garden City Code 8-6B-3E state:

5. The proposed design shall not create an adverse impact on the surrounding neighborhood;

# Strawberry Glenn Street Parking 4:00 12/28/25



# Garden City Code Municipal Code->Title 8 Development Code->Chapter 8-6 Administration->8-6B Design Review

al Code > Title 8 Development Code > CHAPTER 8-6 ADMINISTRATION > § 8-6B-3 DESIGN REVIEW.

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recommendation.

5. Appropriate fees for design review consultation shall be established by resolution.

**E.** Required Findings: In order to approve a design review application after a recommendation by the design review consultants, the decision maker shall make a determination with written reasoned statements on the following findings:

1. The proposed design shall comply with all design standards in this title;

2. The proposed design shall provide effective bicycle and pedestrian access and movement to, from, within, and across the site;

3. The proposed design shall be compatible with or improve the public's use of existing and planned public spaces, including but not limited to the greenbelt and pathways, sidewalks, parks, roadways, open space, public facilities, Boise River and waterways, canals, and other surface irrigation;

4. The proposed design shall be compatible with the neighborhood in scale and intensity;

5. The proposed design shall not create an adverse impact on the surrounding neighborhood;

6. The proposed architecture and site improvements shall have facades, features, materials and building form, and other physical improvements that are compatible with or enhance the neighborhood;

7. The proposed design and landscape shall improve the design and function of the site and be consistent with southwest Idaho climatic conditions; and

8. The proposed design shall be compatible with applicable natural, scenic, and historic features, including but not limited to wetlands, the Boise River, waterways, and historic structures.

**F.** Limitations Of Design Review Authority: Except for development on substandard lots of record, the design review consultant(s) is prohibited from requiring reductions in height, density or floor area ratio, or other general bulk regulations. (Ord. 1026-22, 9-12-2022; Ord. 1024-22, 9-12-2022; Ord. 975-15, 4-27-2015; Ord. 944-12, 5-14-2012; amd. Ord. 905-09, 3-23-2009; Ord. 898-08, 9-8-2008)