

**From:** [Jenah Thornborrow](#)  
**To:** [planning](#)  
**Subject:** FW: Willowbrook HOA  
**Date:** Tuesday, December 2, 2025 3:50:55 PM  
**Attachments:** [Letter2 to Garden City about BBC Design Review meeting on Dec 8 2025-12-1-25.docx](#)

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**From:** Willowbrook info <[wbestateshoa@gmail.com](mailto:wbestateshoa@gmail.com)>  
**Sent:** Tuesday, December 2, 2025 3:37 PM  
**To:** [www.planning@gardencityidaho.org](mailto:www.planning@gardencityidaho.org)  
**Cc:** Jenah Thornborrow <[jthorn@GARDENCITYIDAHO.ORG](mailto:jthorn@GARDENCITYIDAHO.ORG)>  
**Subject:** Willowbrook HOA

Please find the attached letter & pictures from Willowbrook HOA regarding the letter dated letter dated 11/18/25 about the Antioch Apartments DSRFY2025-0008 about the meeting on Dec. 8th, to be moved to Dec. 10th.

Terry Dean  
President  
Willowbrook HOA

**WILLOWBROOK HOA**  
**5601 Willowlawn Way**  
**Garden City, ID 83714**  
**208-322-8531**  
**wbestateshoa@gmail.com**

December 1, 2025

Garden City Development Services  
Jenah Thornborrow, Director Development Services, Garden City  
Mayor John Evans and Garden City Council  
6015 Glenwood St.  
Garden City, ID 83714

RE: DSRFY-2025-0008 – Antioch Apartments  
WE RECOGNIZE THE MEETING IS TO BE RESCHEDULED FROM 12/8/25 TO 12/10/25 AT 6 PM

We are responding today to meet the city's deadline. We are responding to the design review letter dated November 11, 2025 from Garden City about the meeting on Dec. 8, 2025 at 6 pm. However, the city staff report is still not publicly available and we have no way of knowing what is and is not being addressed by the developer. We also received an email from Zach Turner dated 11/25/25 regarding the issues that we and other surrounding neighborhoods have with the Antioch Apartments DSRFY-2025-0008. There were MANY MORE issues brought up at the neighborhood meeting on 9/22/25 at the Willowbrook clubhouse other than what Zach Turner mentioned in his email of 11/25/25. We are SHOCKED that the developer has scheduled a meeting so QUICKLY when he told us at the 9/22/25 meeting that he wasn't going to have his design review until 2026. It's concerning this is coming so quickly, when there appears to be documents in the submittals that are not completed (i.e. Additional Submittals DSRFY2025-0008 08112025, RECIPROCAL MAINTENANCE AND USE AGREEMENT-draft, remains unsigned and incomplete.) This makes us wonder what else could be overlooked in the push to get this processed. We were told by the city on 6/17/25 in response to a public information request that all communication about the sewer issue would be made public on the website. with the exception of a graphic depicting a Sewer Plan in the above referenced submittal, we are not able to find information about plans to address the sewer issue – which is a major issue with impacts to the greater neighborhood.

We have many GRAVE concerns about the impact of these apartments on ALL of the surrounding neighborhoods. We are including some of the other issues that were brought up at the 9/22/25 meeting that the developer neglected to mention in his 11/25/25 email.

The trash dumpsters have been relocated, as requested, but the recycling dumpsters still remain adjacent to the neighboring property (Willowdale Dr.) The noise from the dumpster pickups by the trash company, crashing lids on the dumpster, the smell, even though they are recycling dumpsters, they can still stink. We want ALL dumpsters away from our property line.

1. Compatibility with surrounding neighborhoods. A giant 4 story apartment building adjacent to mostly ALL single and a very few two-story homes does not provide adequate transition in size and scale. Even the adjacent Boise Bible College does not exceed two-stories. We asked the developer to consider having the apartments only be 2 or 3 stories in height to make it more compatible. The style and design for this project does not fit with the local architectural designs. Also, there are no gabled roofs or ANY aspect that the developer is making an attempt to make the building fit in with the

surrounding neighborhoods. Please see attached picture of Affinity apartments next to Baldcypress. It looks a bit more like it would fit in our area with the gabled roofs.

2. Water Table – Residential water pressure is already low.
3. Concrete Wall – vinyl fences and wood fences shrink and deteriorate and have maintenance issues. We would like a 6 to 8 ft. concrete fence between our property and Antioch. It will block light from cars pulling into car ports and parking spaces and protect from noise, etc.
4. Carports – We would like to see carport all along Willowdale Dr. as well as Millstream. This will help to block lights from cars as well as help with the noise, etc. The open carports at Baldcypress does not reflect protection from car lights & noise. An enclosed carport would be a better option for protecting surrounding neighborhoods. See the attached picture showing the carports.
5. Traffic – We believe that the traffic WILL definitely be impacted, and remain concerned that traffic studies from both ACHD and the applicant’s traffic consultant report are based on traffic data from 2022 and 2023 and only include projections of what traffic MAY BE.
6. It is common knowledge that MOST apartments do not have adequate parking for all of their residents. Take a look at the Strawberry Glenn Apartments if you would like to see overflow parking on the streets. Please see the attached picture of the Baldcypress apartments where you can see there are several cars parked on the street. I drove by there and it was so crowded you couldn’t get by due to cars parked on both sides of the street.
7. SEWER ISSUE – Is it resolved????? We have no information on this matter.
8. BUILDING LAYOUT – The developer said he would flip the building layout so the view from the apartments into adjacent properties would be less intrusive. Fewer apartments would be close to the property lines.
9. As far as the 13450 Baldcypress example that was used in the 11/25/25 email, it is surrounded by other apartments and other major commercial developments. How is this a similar comparison to the apartments at BBC? The apartments next door to this apartment have gabled roofs and treatments that make it look more residential in nature. Strawberry Glenn apartments and Kensington apartments have a more residential feel and they provide transition in scale and intensity as required by City Code 8-6B-3E. I have included attached pictures.
10. Property Values of homes along Willowbrook will be impacted and will be harder to sell.

Sincerely,

Terry Dean  
President  
Willowbrook HOA











ExtraSpace  
Storage.

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BALUCYPRESS