

Send Written Comments To:
Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714
Or planning@gardencityidaho.org

Application:

DSRFY2025-0008: Design Review: Zach Turner with Rennison Companies LLC is requesting a design review for a new 236 dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street, Ada County Parcel #S0525233602, in the R-3 Medium density residential district.



The application materials can be found online at www.gardencityidaho.org at Departments>Development Services> Applications (quasi-judicial)> FY2025.

Your Name Rebecca Thiel Date 6/15/25

Your Physical Address: 1603 N. Willowdale Ln., Garden City ID 83714

(Please select) I wish to be recognized as an interested party for this application:
 No Yes If yes please provide email address: r14thiel@hotmail.com

(Please select) Regarding this application I:
 Support the Application Am Neutral Oppose the Request

Comments:
see attached

Signature: Rebecca Thiel

Rebecca Thiel

6003 N Willowdale Ln.
Garden City, ID 83714
r14thiel@hotmail.com
605-641-0832

June 15, 2025**Garden City Development Services**

6015 Glenwood Street
Garden City, ID 83714

RE: Formal Objection to Application DSRFY2025-0008

To Whom It May Concern,

I am writing to formally and strongly object to Development Services Application DSRFY2025-0008. As a long-time resident living in the immediate vicinity to the proposed development site, I have numerous concerns about the significant negative impacts this project would have on our neighborhood's character, safety, infrastructure, and environmental health.

To begin with, I want to express my profound disappointment in the direction and scope of this proposal. The idea of placing a large, multi-level apartment complex in the heart of a quiet, residential neighborhood is not only ill-conceived—it is completely out of alignment with the existing character and rhythm of our community. This type of development belongs in the more industrialized areas of Garden City undergoing gentrification, not among modest single-family homes and two-story dwellings in a mature, well-established and quaint part of town.

Traffic Congestion and Commute Impact

The proposed development will greatly exacerbate the already extreme congestion on Marigold Street, Glenwood Street, and Chinden Boulevard. Currently, I experience 2–3 full light cycles just to turn onto Glenwood from Marigold. What should be a simple 6-mile commute to downtown Boise, often takes up to 30 - 45 minutes. Adding hundreds of additional residents and vehicles into this bottlenecked traffic corridor will only further overburden already strained traffic patterns and intersections, worsen public safety and reduce the quality of life for current residents.

Neighborhood Character and Building Height Incompatibility

There are no four-story buildings in the surrounding neighborhood area. A multi-story apartment building is completely inconsistent with the low-profile, residential aesthetic of the neighborhood. It will tower over our homes, block natural light, and erode the charm and privacy of this established area.

Noise, Light Pollution, and Parking Issues

The parking lots, as currently proposed, would be facing directly into our homes in the Bentwood Subdivision, bringing excessive light pollution, traffic noise, and nighttime disruptions. As a night-shift nurse working diligently to serve the greater Boise community, I value my sleep during the day, and I chose this neighborhood as my permanent home for its quiet and peaceful environment. The prospect of hundreds of vehicles and a 24-hour parking lot operating just feet from my home raises serious concerns for my health, well-being, and professional performance. With the addition of 200+ residents moving in immediately next door along with their pets, the constant movement of vehicles, headlights shining into bedrooms, and the hum of activity just beyond my fence line, how am I supposed to get the rest I need with an alternating schedule?

At a minimum, the parking lots should be relocated to the west side of the property, near Boise Bible College, where their impact on existing homes would be far less disruptive.

Trash Receptacle Proximity

The plan places the dumpster and trash collection area directly adjacent to my property line, creating an obvious issue with noise, odor, and visual blight. This is completely unacceptable and must be reconsidered. This element must be repositioned to a less intrusive and more concealed location within the development, preferably away from my backyard and garden area.

Environmental Impact – Drainage Ditch Destruction

The proposed plan to fill in the existing drainage ditch is especially troubling. This would eliminate a vital micro-ecosystem that supports numerous species of waterfowl and other wildlife, and contributes to the environmental stability of the surrounding area. This ditch serves as more than just water management—it is a refuge for wildlife and a natural asset to our neighborhood. Its destruction would have irreversible consequences on both the ecosystem and our community's natural appeal. Removing it will not only displace these animals but could also affect drainage and water management in the neighborhood. This natural asset should be protected—not destroyed.

Better Uses for the Property

There are numerous more appropriate and community-enhancing uses for this land that I strongly urge the Boise Bible College to consider. Instead of an oversized apartment complex, the property could be used for:

- A public park or dog park
- A set of thoughtfully scaled townhomes or low-key apartments with suggest changes to parking, roadway and trash receptacle design away from adjacent community
- A community recreation site, a daytime sporting complex, or pool

- A space for local small businesses or educational centers
- A community center or church

Any of these options would better align with the values, character, and needs of the surrounding community while still contributing to Garden City's growth.

In conclusion, I respectfully urge the Planning and Zoning Commission to **reject Application DSRFY2025-0008** in its current form. The development, as proposed, threatens to overwhelm our roads, disrupt our peace, damage our local environment, and fundamentally alter the character of our neighborhood. I respectfully ask that you give serious consideration to these community concerns and require meaningful revisions or relocation of this project. I sincerely hope that the City will consider our concerns and promote growth that respects both the people who already live here and the environment we all share.

Sincerely,

Rebecca Thiel

Garden City Resident