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REQUEST FOR RECONSIDERATION  
SUBFY2024-0006 – Edgemere Subdivision  
City Council Decision Dated February 23, 2026

Pursuant to Idaho Code and the City’s adopted procedures, the Applicant respectfully submits this Request for Reconsideration of the City Council’s February 23, 2026 decision sustaining the Planning and Zoning Commission’s recommendation of denial for SUBFY2024-0006.

This request is submitted within the required fourteen-day period. The Applicant identifies below the specific areas of concern expressed in the Council’s Findings of Fact and explains the revisions that have been made since the hearing in an effort to respond directly to those concerns.

The Applicant respectfully requests that the City Council grant reconsideration so that the revised proposal may be evaluated.

### **I. Background and Purpose of Reconsideration**

The Council’s Findings of Fact reference concerns related to parking dimensions, maneuvering and circulation, usable open space, landscaping, and overall site functionality and safety.

Since the hearing, the Applicant has continued working with design consultants and the Fire Department to evaluate additional modifications that could address those concerns in a practical and responsible manner. The revisions described below represent a good-faith effort to respond to the issues identified by Council and to move the project closer to a supportable outcome.

### **II. Garage Dimensions**

At the hearing, concerns were raised regarding the depth of the proposed tandem garages.

The revised plan increases garage depth to forty feet. Each garage now provides two tandem parking stalls, each measuring ten feet in width by twenty feet in depth. This adjustment removes the need for the prior dimensional deviation related to garage depth.

The Applicant understands that parking adequacy was a central concern and has made this adjustment specifically to address that issue.

### **III. Parking and Guest Parking**

The revised plan continues to provide two enclosed parking spaces per dwelling unit. In addition, four full-size guest parking stalls have been incorporated into the site plan.

The Applicant has carefully reviewed the parking table in Garden City Code § 8-4D-5. Based on the current unit count of eight dwellings, the revised configuration is intended to meet the required number of parking spaces, including guest parking.

If the Council or staff believes additional clarification is needed regarding calculations, the Applicant is willing to provide supplemental exhibits.

### **IV. Fire Department Coordination and Life Safety**

Following the Council hearing, the Applicant contacted the Fire Department to discuss whether modifications could be made to the plan while still maintaining site safety.

The Fire Department indicated that a reduced drive width could be acceptable provided that a fifteen-foot separation from the building to the edge of the travel way is maintained and that the buildings be equipped with fire sprinkler systems.

The Applicant is willing to incorporate a fire sprinkler system into the development. While this represents a significant additional cost, the Applicant believes it is appropriate to demonstrate a commitment to life safety and to address concerns raised during deliberations.

The revised plan maintains the required fifteen-foot building separation and incorporates the Fire Department's recommendations.

### **V. Open Space and Landscaping Adjustments**

The Council's Findings identified concerns related to the configuration of open space and the amount of landscaping located outside required setbacks.

In response, the revised plan increases total open space. Portions of the pedestrian pathway area and the interior open space near the turnaround have been widened to create more usable areas.

Landscaped areas located outside required setbacks have also been increased. These areas have been more clearly identified in updated exhibits to allow staff and Council to review them separately from setback areas.

The Applicant recognizes that interpretation of open space and landscaping standards can be complex and is willing to work with staff to ensure the revised plan is evaluated accurately. If further refinement of plantings, canopy coverage, or screening would assist in addressing Council's concerns, the Applicant is open to those adjustments.

## **VI. Reduction in Development Intensity**

Prior to the Council hearing, the Applicant reduced the number of dwelling units from nine to eight. That reduction remains in place.

The decrease in unit count has allowed additional flexibility in site layout, expanded open space, and improved internal organization.

## **VII. Summary**

The majority of the revisions described above were not before the Council at the time of its decision. They reflect continued efforts by the Applicant to respond to concerns regarding parking, circulation, landscaping, and open space.

The Applicant respectfully believes these changes materially alter the proposal in a way that merits reconsideration and further evaluation.

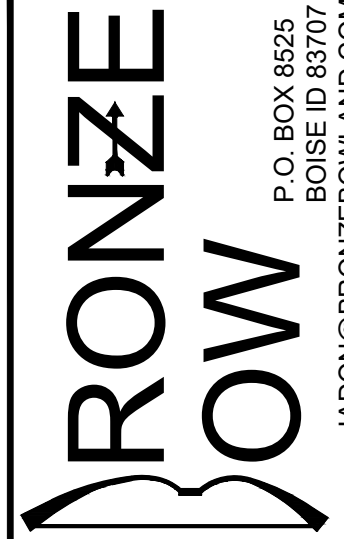
The Applicant remains committed to working collaboratively with the City and respectfully requests that the City Council grant reconsideration and schedule a new public hearing to review the revised plan.

Respectfully submitted,

Jadon Schneider, P.E.



SCALE: 1"=30'

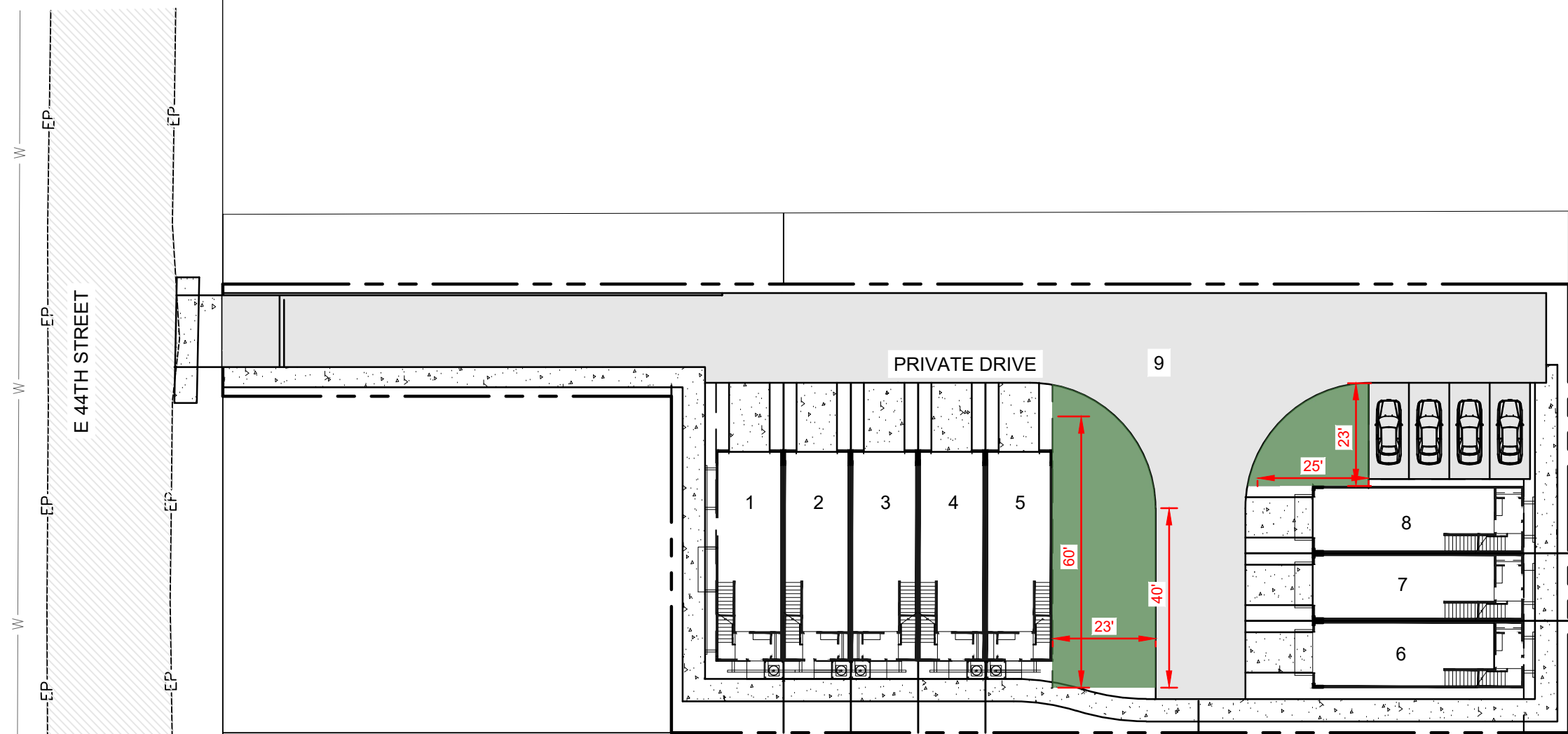


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# EDGEMERE SUBDIVISION

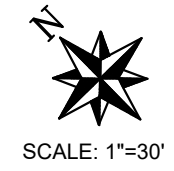
## OPEN SPACE (LANDSCAPING AREA) EXHIBIT

23004  
OCT. 2025



### OPEN SPACE NOTE

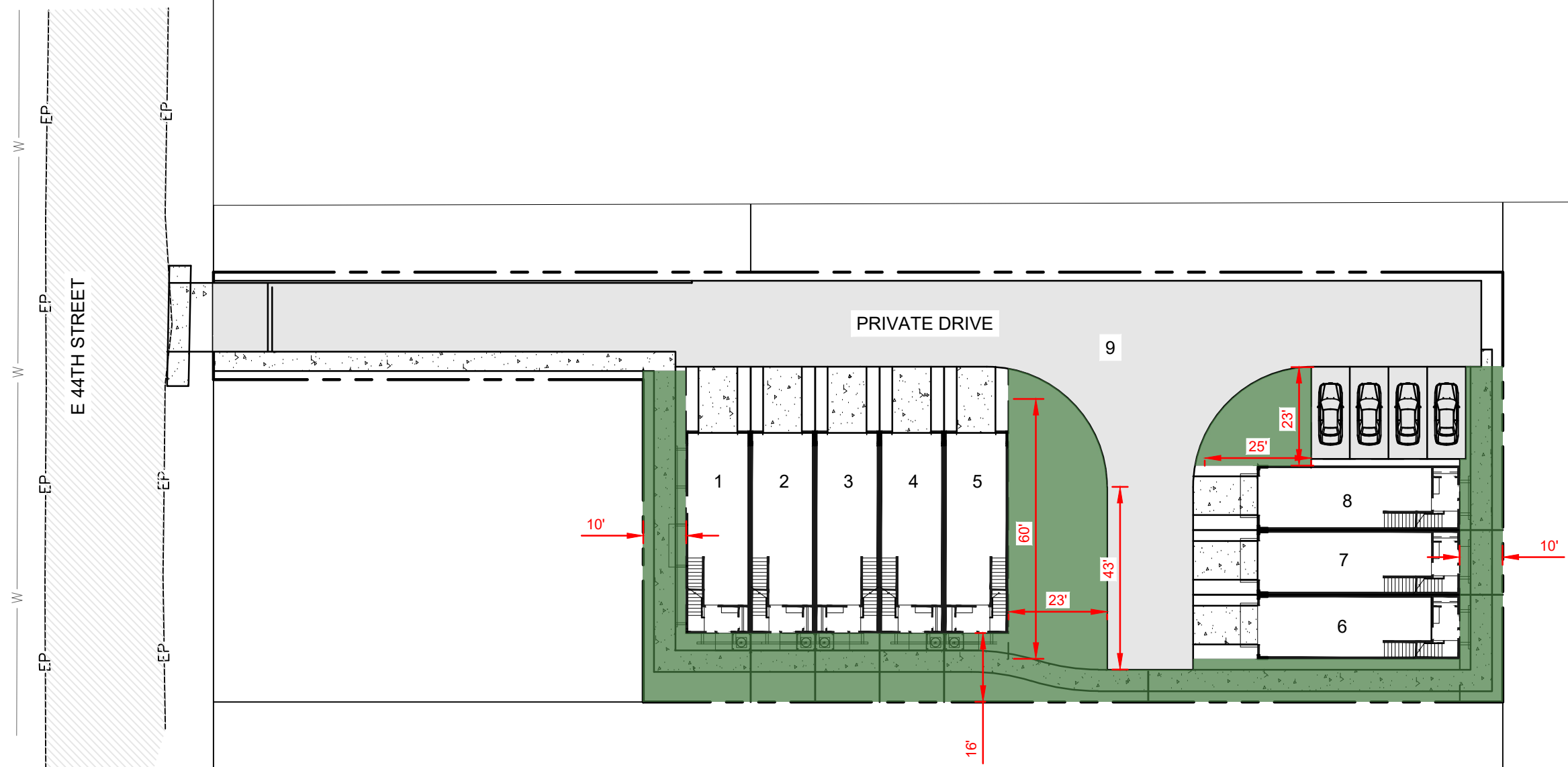
1. THE AREA HIGHLIGHTED IN GREEN IS APPROXIMATELY 1,861 S.F.



## EDGEMERE SUBDIVISION

## OPEN SPACE EXHIBIT

23004  
OCT. 2025



### OPEN SPACE NOTE

1. THE AREA HIGHLIGHTED IN GREEN IS APPROXIMATELY 5,578 S.F.

**DEVELOPER**  
 BT DEVELOPMENT LLC.  
 11061 W WAGON PASS ST  
 BOISE, ID 83709  
 CONTACT: BILL TILLMAN  
 PHONE: (208) 353-4169

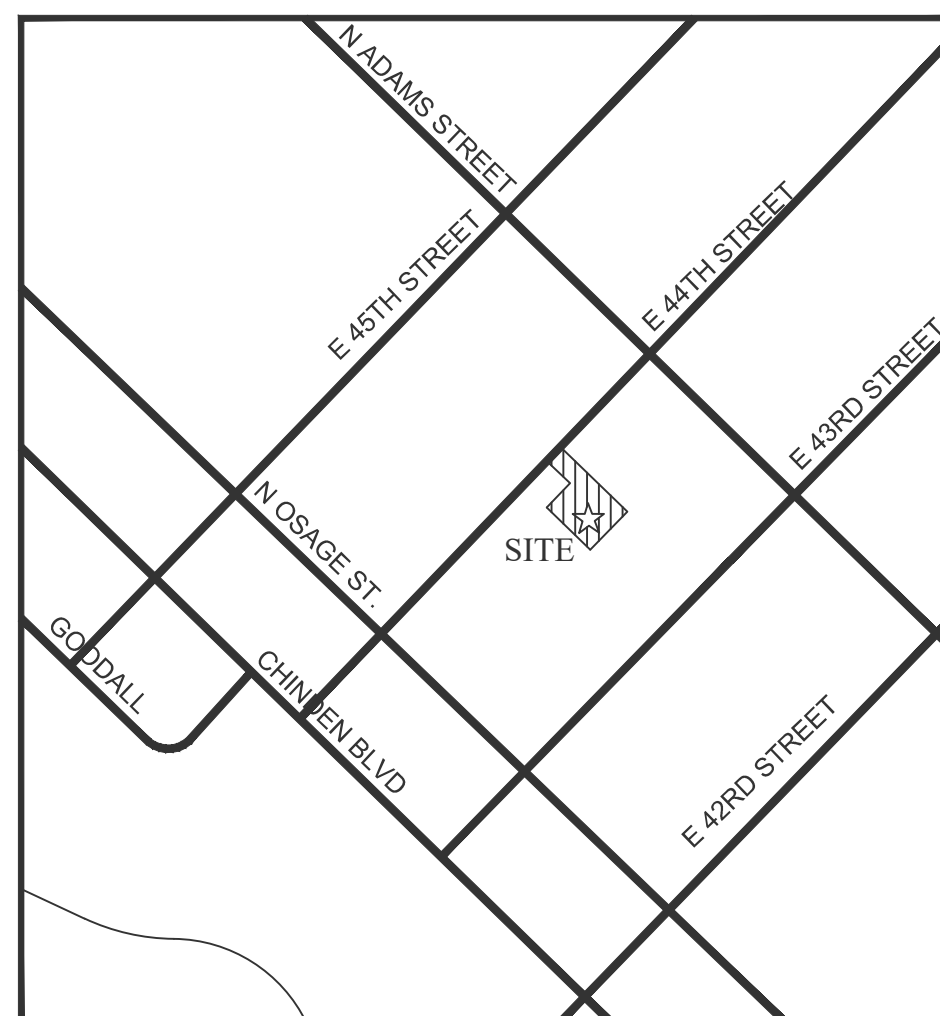
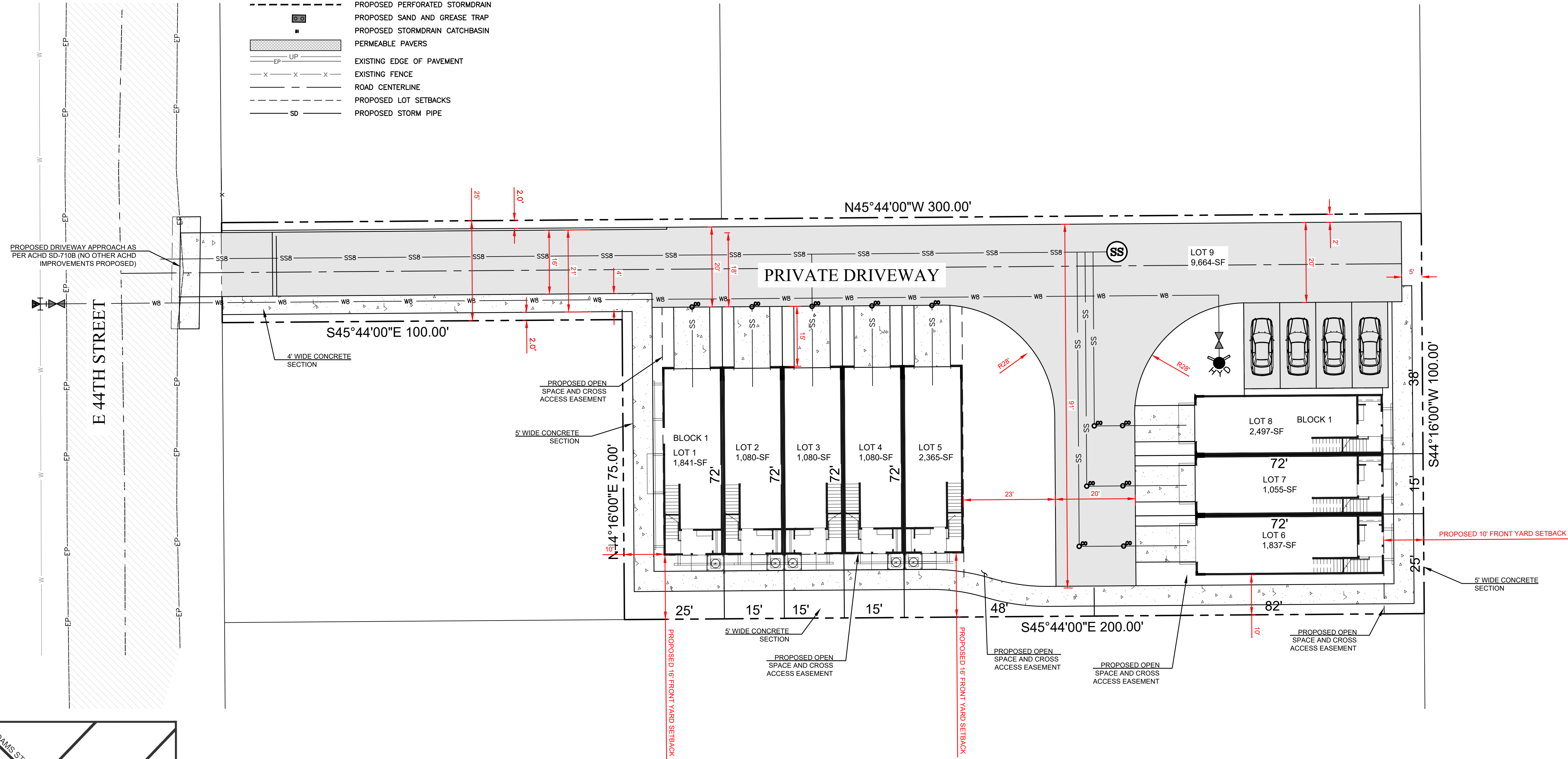
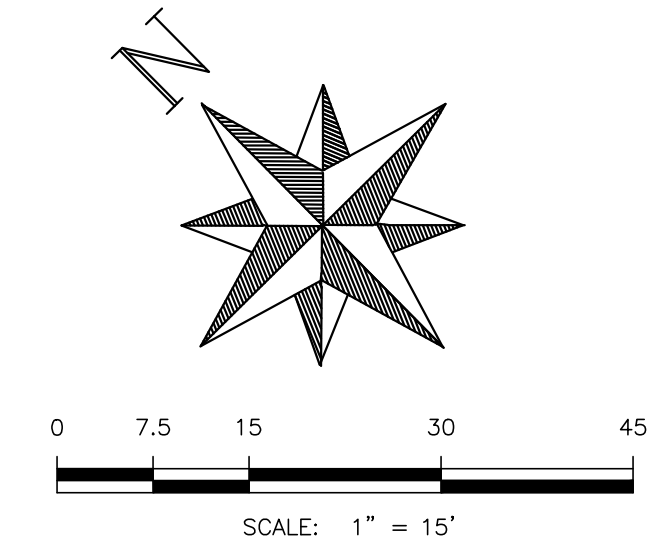
**SURVEYOR**  
 QRS CONSULTING, LLC  
 3380 AMERICANA TERRACE, SUITE 220  
 BOISE, ID 83706  
 CONTACT: SEAN SULLIVAN  
 PHONE: (208) 342-0091

**ENGINEER**  
 KEITH SCHNEIDER  
 EMAIL: STRONGWAY54@GMAIL.COM

**LEGEND**

---	SITE BOUNDARY
- - - - -	EXISTING CROSS ACCESS EASEMENT
---	CURB & GUTTER
---	RIGHT-OF-WAY
---	PROPOSED LOT LINES
---	5' WIDE ATTACHED SIDEWALK
---	PAVEMENT
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EXISTING WATER MAIN
---	PROPOSED WATER SERVICE
---	PROPOSED WATER SERVICE
---	PROPOSED FIRE HYDRANT
---	EXISTING SEWER MAIN
---	PROPOSED SEWER SERVICE
---	PROPOSED STORMDRAIN
---	PROPOSED PERFORATED STORMDRAIN
---	PROPOSED SAND AND GREASE TRAP
---	PROPOSED STORMDRAIN CATCHBASIN
---	PERMEABLE PAVERS
---	EXISTING EDGE OF PAVEMENT
---	EXISTING FENCE
---	ROAD CENTERLINE
---	PROPOSED LOT SETBACKS
---	PROPOSED STORM PIPE

# PRELIMINARY PLAT FOR EDGEMERE SUBDIVISION 219 E 44TH STREET GARDEN CITY ID, A PORTION OF LOT 23, BLOCK 3 FAIRVIEW ACRES SUB NO. 1 MARCH 2026



Vicinity Map  
 NOT TO SCALE

**EDGEMERE SUBDIVISION  
 SUBDIVISION MAP**

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE

**SHEET 1 OF 1**

DATE: MARCH 2026  
 BRONZE BOW PROJECT NO: 23004

E-FILE NAME: 23004 PP BASE

**BRONZE BOW**  
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