

## Jenah Thornborrow

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**From:** Curt Fransen <gcfrrnsn@gmail.com>  
**Sent:** Friday, May 15, 2026 4:05 AM  
**To:** planning  
**Subject:** Re: SAPFY2026-0001 Planning and Zoning Commission Materials for May 20, 2026

### WRITTEN TESTIMONY AND COMMENTS REGARDING SAPFY2026-001 FOR PLANNING AND ZONING COMMISSION ON MAY 20, 2026

My name is Curt Fransen. My wife and I own and reside at 3844 N. Williwbar Lane, Garden City. Our home is within the Waterfront District Subdivision (WFD) and is located at the very downstream edge of the WFD and is uniquely bordered by the ACHD property to the north and to the west. I believe we are physically the closest residence to ACHD and the area concerning this matter.

I request the Commission deny the Application or continue its decision to a future date to allow further public input and interaction and potential improvement of the options before the Commission. In the alternative, if more input and consideration will not be allowed, I request that the Commission grant the Application as to Option B.

#### 1. DENY THE APPLICATION OR CONTINUE THE DECISION.

Based on notifications provided by the City, there have been 3 draft versions of SAP2026-001 made available to the public. Draft 1 was made available by email notice on May 7, 2026. Draft 2, Option A and Draft 2 Option B were made available by email notice, late afternoon, on May 14, 2026. There has been inadequate time for the public to review and digest these drafts and provide meaningful comments to the City or written testimony to this Commission. Based on the notices, comments are due 14 days before a hearing and written testimony is due 7 days before a hearing. Both deadlines were impossible to meet. Notably the recent drafts are significantly more detailed and substantive than anything provided to the public before their release. Draft 1 included specific concepts and parameters (such as the "sub-districts") that were not previously presented or made available to the public. Draft 2, Option A refines, somewhat, Draft 1. However, Draft 2, Option B presents a new more flexible alternative.

This is not to say that the process started by the City to plan for the development of the ACHD area is not welcome or productive. The City is being proactive and many good ideas have been proposed and efforts have been made to keep the public informed and to consider input. It's just that this process and the availability of the recent drafts have been swift and recent. We simply need more time before the Commission makes its decision.

#### 2. GRANT THE APPLICATION AS TO OPTION B (if the decision is not continued)

There are many aspects of Option A and B before the Commission that I would like to consider and have a reasonable opportunity to provide input. But, because I am unfortunately out of the country and am typing this on a hand-held device and cannot attend the hearing, I need to confine my testimony here to one concern, the likelihood of a very tall residential or other structure being built next to my home.

Draft 2, Option A would establish sub-districts, including residential subdistrict HCR, which according to purpose and intent statements will provide compatibility with the adjoining residential neighborhood. The HCR is 60' in width from the WFD properties and allows residential structures of up to 4 stories and 52' and a front-yard setback of between 5' and 15'. The Option does not provide any setback or buffer between such structures and the WFD properties except the requirement of trees. Because the HCR is so narrow (60' minus setbacks), it is inevitable that that structures will be as close as possible to the WFD boundary and as tall as possible. There is no space for any sort of backyard or alley or walking/bike path, even if a developer wanted to provide them. The only likely option is to fully occupy the narrow band available and build as tall as possible. This is a terrible result for adjoining WFD neighbors. In my case, a 50+ ' high, 4 story ( possibly 5 since any floors not completely above grade do not count) townhouse or apartment building will adjoin and loom over my approximately 25' tall home. This will block sunlight and air, prevent a south view of the sky, deny privacy and introduce a very close noise source. None of this is consistent with the purpose and intent of ensuring neighborhood consistency. Option A locks in a bad result and should be rejected.

Draft 2, Option B provides flexibility and at least the possibility that future development of the ACHD area can be designed and constructed to provide consistency with the existed WFD neighborhood. This option does not include the HCR limitations and prescriptions which would preclude that possibility. As stated in the purpose and intent statements of both options, the desired outcome should be "compatible with nearby residential uses in terms of height, massing, setbacks and overall neighborhood character", prioritize livability, privacy and a comfortable pedestrian scale, " provide "sensitivity to adjacent homes" and, overall, provide a "compatible residential environment which respects neighborhood character." These goals can best be addressed and achieved by Option B.

Thank you for consideration of my input,

Sincerely,  
[signed electronically]  
Curt Fransen  
3844 N Willowbar Ln  
[gcfnsn@gmail.com](mailto:gcfnsn@gmail.com)

On Fri, May 15, 2026, 12:26 AM planning <[planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)> wrote:

Good afternoon,

The documents that will be included in the Planning and Zoning Commission packet related to SAPFY2026-0001 are now on the website at: <https://gardencityidaho.org/FY2026-Applications/>.

Attached to this email for your convenience is:

1. The agenda

2. A staff report
3. The draft proposed zoning ordinance:
  - a. Option A- a prescriptive approach
  - b. Option B- a flexible approach

Sincerely,



Development Services Department

**City of Garden City**

p: 208-472-2921

a: [6015 Glenwood Street, Garden City, ID 83714](https://www.google.com/maps/place/6015+Glenwood+Street,+Garden+City,+ID+83714)

w: <https://gardencityidaho.org/>



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