

October 15, 2026

To: Planning at Garden City, Idaho

Subject: SAPFY2026-0001

Draft 7 Comments

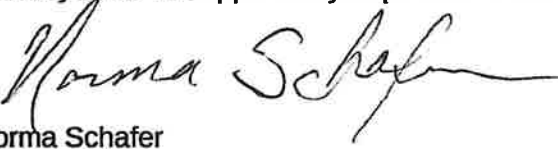
My name is Norma Schafer, and I reside in a single story patio home at 3832 N Willowbar Lane in Garden City adjacent to the ACHD Maintenance Yard.

It is stated in the draft that height should have no significant adverse impacts on adjacent properties including loss of privacy and excessive shadowing. With a 72 foot building set back 40 feet south of the property line, my home will experience significant to total midday shadowing from November thru February. During these months, the solar noon altitude stays below 32 degrees, meaning the shadow always extends past 115 feet completely blocking the sun from my house. Additionally, adding roof access enclosures, mechanical equipment, and the transfer of stories can significantly increase the building height over 72 feet, extending the time period when my home is impacted by shadowing. Please see the attached illustration.

Even the 58 foot allowed building height 30 feet from the property line, would completely block the sun from my south facing windows eliminating daytime sunlight from late November thru January. The single family and townhomes in the Waterfront District that are at or near our 40 foot maximum height cast shadows onto the Greenbelt, Willowbar Way, or Prospect Way.

Addressing the issues of loss of privacy and compatibility, the homes at the west end of the Waterfront District are one or two story patio homes with small yards. All homes and townhomes in my subdivision that are at or near our 40 foot maximum height do not create a loss of privacy by towering over or looking down on my property or the properties of my neighbors.

Thank you for the opportunity to provide comments regarding Draft 7.


Norma Schafer

Winter Solstice Cross-Section: Shadow Impact Profile (Sun Angle 22.9°)

