

From: [Wendy CarverHerbert](#)
To: [Rod Linja](#)
Cc: [Jenah Thornborrow](#); gcfnsn@gmail.com
Subject: Re: Heron Commons SAP - Adjacent Residential
Date: Wednesday, October 7, 2026 4:35:41 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
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Hello Mr. Linja,

Thank you for your comments. I can see you have copied Jenah Thornborrow and the Developments Services team. They will ensure your comments are included in the public record so that City Council members can review the entire record prior to the upcoming public hearing, deliberation and decision-making process.

Although the city is the applicant for the SAP, we must follow the applicable processes outlined in state law and city code for this quasi judicial proceeding. As such, decision makers are advised to avoid communication regarding this application outside the public hearing and public meeting environment. However, city staff members are free to communicate with you and address your questions or comments, and you are welcome to speak again at the public hearing.

Kind Regards,
Wendy



Wendy Carver-Herbert

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From: Rod Linja <rodlinja@gmail.com>

Sent: Tuesday, October 6, 2026 3:38 PM

To: Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>;
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<gcfrnsn@gmail.com>

Subject: Heron Commons SAP - Adjacent Residential

Dear Honorable Mayor, City Council, and Planning Staff,

We saw another Draft posted, number 7, and are compelled to write now.

Please note, the **last-minute changes made by the P&Z Commission prior to approval made this worse, not better**. Although they were trying to improve neighborhood transition zones, their quick discussion lacked thoughtful, detailed analysis. **Draft 7 continues this “worse path”**, by prescribing incompatible development.

See attached PDF file for to-scale drawings regarding neighborhood compatibility. This would mean something as large as the Boardwalk building could be built across the WFD boundary fence line.

Is this what the city wants? Do you feel this is compatible? And if so, please explain how. Would you like to sit on your front porch looking up at some monster building?

Your Comp Plan says, *“Provide a transition in the height and scale of development compatible with the existing surrounding neighborhoods.”* Draft 7 does not achieve this.

This process has been exhausting. Why don’t you just meet with us? A quick hour-long field trip would be so meaningful. Seeking resolution could be so easy.

To assist, we wrote the following to replace text on Page 40 and edit page 80 of Draft 7. This seems much easier to interpret and enforce and achieve compatibility.

Thank you. We look forward to meeting you as soon as possible, long before the October 26, 2026, City Council meeting.

Rod Linja and Curt Fransen

P.S. Please add this email and attachments to the official record.

Draft 7

Page 40 Edits

Do not delete this paragraph

B. These minimum setbacks shall apply to all property lines adjoining the SAP District boundary. In certain instances, in order to meet the findings that the development is compatible with the Boise River Greenbelt and adjacent neighborhoods, increased setbacks may be necessary. The need for increased

setbacks shall be evaluated based on the height and intensity of the proposed development and its potential impacts on adjacent existing uses and properties.

Replacement text

4. Height

A. Structures along the perimeter of Heron Commons adjacent to the Waterfront District Subdivision are denoted as Adjacent Residential and are restricted to 45 feet in height. Development that mimics the existing abutting neighborhood housing is encouraged, including setback distances from existing houses, use, and density. This area is considered a neighborhood transition zone to help maintain compatibility. Single family housing is permitted in this zone. Open space and robust tree planting and screening are encouraged.

B. Structures beyond Adjacent Residential may be increased in height.

C. Structures along Adams Street and E. 38th St. are permitted at maximum height and may be up to seventy-two feet (72') measured from grade.

Then go into Roof Access Enclosure and Height Transfer stuff; 72 feet should be max. {Really, max should be 4 stories per your Comp Plan.}

Add if you want a statement about other adjacent residential areas (not WFD perimeter)

D. Efforts similar to A. above are encouraged elsewhere along the perimeter of Heron Commons when adjacent to existing residential housing (adjacent locations other than the WFD).

Page 80 Edits

Do not delete this paragraph

I. The proposed development is compatible existing adjacent neighborhoods established prior to [insert code adoption date] per standards set forth by this Article.