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City of Garden City - Planning and Zoning Department
6015 North Glenwood Street
Garden City, ID 83714-1347

RE: Minor Land Division Application from Rennison Companies for Boise Bible College property

Rennison Companies has requested a Minor Land Division of the existing Boise Bible College (BBC) property. Division of the property implies that development will occur on the newly created parcels. If development is, indeed, planned, I have the following concerns:

- 1) Previously circulated plans from BBC and Rennison showed a new entrance to the East of the current main BBC entrance. Another busy entrance on Marigold so close to the BBC entrance (which has a stop sign) will create a congested and dangerous situation for cars, bicyclists, and school children moving toward bus stops on Marigold.
- 2) The North portion of the newly created parcels will border on the Thurman Mill Canal to the East. If construction or asphalt parking areas impinge on the canal it will pollute the irrigation water in the canal.
- 3) The area West of Coffey in Garden City is designated "medium density" in the Garden City comprehensive plan. Development on these newly created parcels must comply with that designation as well as maximum height and tree canopy requirements.
- 4) In the surrounding ¼-mile radius, there are a care facility for people with dementia, a care facility with elders needing assistance, a 55+ community of 231 homes housing approximately 300 elders, and a school bus route. If the plan to develop the newly created parcels will add significant traffic to Marigold, crosswalks will need to be light-controlled for safety of these elders and children, and the cost of upgrading intersections in the area should be born by the developer.

Thank you for your consideration of these concerns,



Sarah Cox

cc: Rennison Companies