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Subject: Bentwood Homeowners Association - Homeowner Response Form
Date: Sunday, February 9, 2025 11:59:29 AM
Attachments: [Bentwood HOA Response Form Feb 13 mtg -Jeff Jacobs.pdf](#)

Good morning Garden City Planning Team,

Please find my objection to the minor land division application submitted for 8695 W Marigold Street (File #MLDFY2024-1001). This land split could drastically impact residents in the area, lead to increased safety concerns around emergency services assisting residents who call this area home, and drastically overload a road (Marigold Street) that has already seen significant traffic increases over the last four years.

Thank you for your consideration,

Jeff Jacobs
6012 N Willowdale LN Garden City, ID 83714
208-515-8727

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Bentwood Homeowners Association - Community Response Form

File Number: MLDFY2024-0001

Subject: Objection to Lot Split and Access Plans

Deadline: Submit before February 6, 2025

TO:

City of Garden City

6015 Glenwood Street

Garden City, ID 83714

Email: planning@gardencityidaho.org

HOMEOWNER INFORMATION:

Name: Jeff Jacobs

Address: 6012 N Willowdale LN Garden City, ID 83714

Email: jjacobs429@gmail.com

Phone: 208-515-8727

To Whom It May Concern,

As a homeowner in Bentwood Subdivision, I am submitting this letter to formally object to any new direct access or egress onto Marigold Street related to the Minor Land Division of 8695 W Marigold Street (MLDFY2024-0001). I support the position of the Bentwood Homeowners Association that:

1. New lot access must be restricted to the existing Pintail Way/Boise Bible College controlled intersection via a recorded unrestricted cross-access easement for all future parcels.
2. Traffic safety concerns must be addressed, and a full Traffic Impact Study (TIS) should analyze multiple access scenarios, not just direct access to Marigold Street.
3. Any emergency access should be controlled, gated, or locked to prevent through traffic while ensuring safety.

Design Elements of Concern:

- Massing (height and density of future development)
- Architectural elements (ensuring aesthetic consistency with the neighborhood)
- Connectivity (pedestrian and vehicle circulation impacts)
- Landscaping (maintaining green space and visual barriers)
- Water features (stormwater management and flooding risks)
- Site layout (how the development integrates with existing surroundings)
- Other (please describe): _____

Preserving My Right to Appeal:

- I wish to be an interested party in this matter.
- I wish to preserve my right to appeal.

Signature: Jeff Jacobs

Date: 2/9/2025

Instructions for Homeowners:

1. Complete this form with your name, address, and signature.
2. Check the boxes to ensure you are considered an interested party.
3. Submit your signed letter to:
 - Email: planning@gardencityidaho.org
 - Mail: Design Review, 6015 Glenwood, Garden City, ID 83714
4. Send a copy to Bentwood HOA at atrent@snakeriverhoa.com for tracking.