

Development Services Department: PUBLIC COMMENTS

Design Review Meeting, Planning and Zoning Commission Hearing, and City Council Hearing

RE: Application SUBFY2022-0001: River Path Subdivision

Comments:

Garden City and indeed all of the valley has undergone a considerable amount of change in the 21<sup>st</sup> century. In fact, even more so in the last 4-5 years. Some of this continuing change should be allowed to evolve naturally over time as we look to improve all areas of the city. It is truly a rather narrow space and all of it should be looked at to include live, work, leisure areas.

There appears to be a major push to support high density housing development between Alworth/Adams to and along our beautiful natural resource, the Boise River. These areas do not in many cases have the basic infrastructure of curbs, gutters, and sidewalks. Yet these side streets now have significant traffic with an increased amount of street parking due to the minimal amount of onsite parking and/or single car garages. This in turn puts pedestrians, cyclists, and related vehicles at higher risk of accidents. Some streets are a mismatch of some curbs, sidewalks, and no bike lanes with vacant lots without curbs, sidewalks and gravel or dirt street edges. This infrastructure along bordering streets is even more important as people have more places along our major street to attend for recreation.

Without this basic street infrastructure in place more rather than less onsite parking is should be required for new development. This development has 23 units, 13 of which are single car garages. The site lists 13 extra parking space. Where are all the second cars from teenage drivers, spouses/partners or visitors for the 23 units going to park. There also doesn't appear to be any storage areas attached to the units within their structures. Thus, many of the garages will be used partially for storage.

I would like to request that you delay this application and those soon to follow from Larken's and Mr. Mudd's sites until you have a firm commitment from ACHD on Remington (and 52nd street) road improvements.

Secondly, leave the River and the area closest to it to evolve slowly and thoughtfully as the true impact of 'urban' zones and a crush of high-density housing are moderated to not negatively impact the river and habitat to the point of no return.

Shawn McFadden



1/14/2022

Ed Vetter



1/14/2022

606/608 E. 52<sup>nd</sup> Street

Garden City, ID 83714

Jerome Babsom  
602 e 50th car lot

Your Name Shawn McFadden Date 1-14-2022

Your Physical Address: 606/608 E. 52nd St.

(Please select) I wish to be kept informed of any additional future meeting dates:

Yes  No Email: \_\_\_\_\_

(Please select) Regarding this application I:

Support the Application  Am Neutral  Oppose the Request <sup>310X</sup>

Comments: See reverse side

Signature: Shawn McFadden

Jeanne Ralston Jeanne Ralston

607 E 50th St. Barboursville W. Va 83217