

Bentwood Homeowners Association

845 E Fairview Avenue, Suite 120

Meridian, Idaho 83642

atrent@snakeriverhoa.com

208-855-0505

February 7, 2025

City of Garden City

6015 Glenwood Street

Garden City, ID 83714

RE: File Number MLDFY2024-0001 – Objection to Lot Split and Access Plans

To Whom It May Concern,

On behalf of the **Bentwood Homeowners Association**, I am submitting this letter in response to the proposed Minor Land Division of **8695 W Marigold Street**, scheduled for discussion at the **February 13, 2025, neighborhood meeting**. We formally **object to any new direct access or egress onto Marigold Street** and strongly advocate for a recorded **unrestricted cross-access easement** requiring all newly created parcels to use the existing controlled intersection at **Pintail Way/Boise Bible College entrance** as their primary access point.

Key Concerns & Requested Conditions:

1. Preserving Controlled Access for Safety & Traffic Flow

- The developer's application **does not propose any site improvements** but acknowledges that a future **multi-family development** is planned.
- **New direct access to Marigold Street would create unsafe traffic conditions**, disrupt the residential character, and increase congestion.
- To mitigate these concerns, we **insist on a recorded cross-access easement** requiring all parcels to share the existing controlled entrance at **Pintail Way/Boise Bible College**.

2. Traffic Impact Study (TIS) Should Consider Future Development

- The application defers roadway and traffic impact analysis to a later entitlement phase.
- Without an unrestricted cross-access easement, the Traffic Impact Study (TIS) **will only analyze single-site access to Marigold**, failing to evaluate alternative traffic routing options.
- A TIS must include **all three potential access schemes**:
 - a) Direct access only to Marigold Street (**we oppose this**).
 - b) Access via Boise Bible College's existing **4-way stop (our preferred alternative)**.
 - c) Hybrid access via both Marigold and Boise Bible College.

3. Emergency Access Should Be Restricted

- Any **secondary emergency access** should be **controlled, locked, or gated** to prevent cut-through traffic while maintaining fire and life safety standards.

4. 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 concerns** as they arise during the planning process.

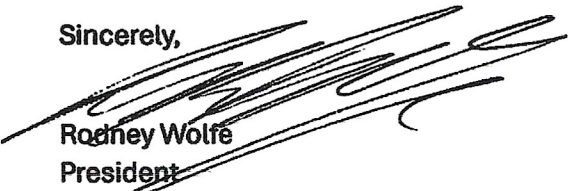
Preserving Our Appeal Rights

In accordance with city regulations, we submit this written comment at least seven days before the neighborhood meeting. We request that:

- The city **formally recognize Bentwood Homeowners Association as an interested party** in this matter.
- We receive all notices regarding changes, appeals, and public hearings related to **both the Minor Land Division and any future development proposals**.

We appreciate the opportunity to provide feedback on this application and look forward to working with the City of Garden City and the applicant to ensure responsible development that aligns with community safety and infrastructure planning.

Sincerely,



Rodney Wolfe
President

Bentwood Homeowners Association
5974 N Willowdale lane
Garden City, ID 83714

Cc: Snake River HOA Management, atrent@snakeriverHOA.com