Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714

SUBFY2020-07/ANNEXFY2020-1: Preliminary Final Plat

Your Name Sandra Sweet   Date 10-13-2020

Your Physical Address: 6035 N. Gull Rock Pl., Garden City ID 83714

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

[✓] Yes   [ ] No Email: slfsweet65@gmail.com

(Please select) Regarding this application I:

[ ] Support the Application   [ ] Am Neutral   [✓] Oppose the Request

Comments: Comments attached

Signature: Sandra Sweet

SUBFY2020-07/ANNEXFY2020-1: Prelininary Final Plat
Perch Meadows Development; R8123254980

October 13, 2020
Sandra Sweet
6035 N. Gull Rock Pl., Garden City, ID. 83714

sltsweet65@gmail.com
YES - I wish to be kept informed of any additional future meeting dates

Regarding this application I Oppose the Request:

Comments: ATTENTION Garden City Development Services Planning & Zoning (Meeting on Wednesday,October 21,2020) City Council (Meeting on Monday, November 9, 2020)

With regard to the proposed development of Perch Meadows, this is to provide my objection and opposition to factors given and additional factors not included in the Staff Report for consideration by Planning & Zoning and ultimately by City Council.

Consideration of a vehicular connection to N.Ulmer Ln. is both ill advised and short-sighted at this time:
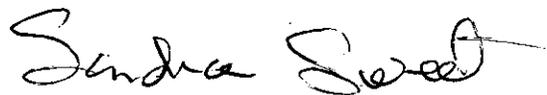- As feeder streets to State 44, both Arney and N.Ulmer are equally problematic for Garden City citizens wishing to travel westbound.
- ITD confirms there is NO current corridor plan for the section of State 44 that includes the feeder streets of Arney and N.Ulmer.
- ITD confirms that any plan for a future stoplight at N.Ulmer is far into the future and must wait for rerouting Duncan St. whenever the vacant land North of State 44 might be developed.
- ACHD traffic numbers show both Arney and N.Ulmer feeder streets are equivalently low at this time but lacking is the immediate real-time impact by under construction GardenCity developments recently approved. **Specifically, Sleepy Hollow Apartments and new Youth Center at Foothills Church.**
- Any vehicular connection to N.Ulmer at State 44 will not satisfy the needs of westbound travel.

- Westbound traffic will **"seek out"** the stoplight signal at Horseshoe Bend & State 44 resulting in a raceway from all subdivisions currently using Arney; ie. Subdivisions of Steins, Pine Creek, Woods at Riverside, Riverside Ranches.
- Negative results of a vehicular connection to N.Ulmer will be felt, not only by future citizens of Perch Meadows, but _most highly_ by the good citizens of Lakeland Village and Osprey Meadows/Pandion Meadows.
- Additionally, note the adjacent subdivisions already daily using the in-neighborhood roads of Lakeland Village to seek out the stoplight at Horseshoe Bend. Specifically; Sleepy Hollow, Rivers Bend (Ulmer Lane Townhomes), Edgewater Estates, Colony Bay.
- Please also consider the efforts made by Lakeland Village to mitigate vehicle traffic and speeds in the neighborhood; most troublesome at the blind curve of Heceta Head & Aspen Glen. Efforts include but are not limited to:
- Numerous times Lakeland Village Subdivision has needed and only occasionally received speed control devices on Heceta Head & Aspen Glen streets.
- August 24, 2020 letter from Garden City attorney in answer to requests for help to resolve parked vehicles on the blind curve of Heceta Head & Aspen Glen Streets.

In conclusion:
Please consider, not only the increase development costs of an exit to N.Ulmer and breaching of the so called "spite strip" private property of Lakeland Village and Sleepy Hollow. Also consider the _today_ reality of lack of adequate surface street infrastructure at the County and State level. Long term plan improvements do not address the real safety and critical items outlined above and day-to-day impact on the good citizens of Garden City. Thank you for your consideration.

Sincerely, Sandra Sweet