

Kena Champion

From: Jenah Thornborrow
Sent: Friday, June 2, 2023 8:57 AM
To: planning
Subject: FW: Boise Bible College

From: Sorvaag <SORVAAG@Q.COM>
Sent: Thursday, June 1, 2023 9:29 PM
To: Jenah Thornborrow <JTHORN@GARDENCITYIDAHO.ORG>
Subject: Re: Boise Bible College

Hi Jenah,

Nice to reconnect with you and congratulations on the upcoming arrival of your new family member!! I wanted to catch up with you about the growing concerns I've been hearing about from the neighborhood about the Boise Bible College plans to allegedly build a 4 story apartment complex of 240 units on their campus fronting on Marigold.

I have shared with some neighbors excerpts from the Garden City Comp Plan, that specifically designates this site as "Residential Medium Density" described on page 32 "This designation allows for detached and attached dwelling units including duplexes and townhouses." Also, page 27, that directs in Action Step 10.4.3, "Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods".

From the promotional information provided by the college and response from the Willowbrook HOA dated April 24, 2023, it is apparent that the college does not understand that their proposed apartment project is in conflict with the Comp Plan

and could not be approved as currently proposed. Additionally, the neighbors do not understand the City has a public review process and land use authority that is to ensure compliance with the plan and zoning and that project review will need to address appropriate design and mitigation measures.

As I think I've related to you before, pre-application meetings between project proponents and the neighbors without City staff to explain the process and relationship to applicable development regulations, planning, zoning and mitigation options results in more confusion and challenges.

I am intending to not get involved with this project, but would encourage concerned neighbors to focus on the Comp Plan provisions as they review and comment.

Please let me know if there is anything I can do to help the outcome. Best to you in your maternity leave!

Bob Sorvaag
cell 208-608-4106

On Thu, 1 Jun, 2023 at 2:46 PM, Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG> wrote:

To: sorvaag@q.com
Cc: planning@GARDENCITYIDAHO.ORG

Bob,

It has been some time. I hope you are well!

I understand that you would like to meet regarding Boise Bible College. At this time, the city has not received an application, and we do not know the nuances of the request. Until then, it is hard for us to speculate on the process or the details of the application. In the meantime, we can add you to an interested parties list that will be notified of the submittals. Once we have those, we will know more about the application and the applicable codes.

I have copied planning@gardencityidaho.org to ensure that my coworkers are aware of this conversation. I am starting to clear my plate to be ready for maternity leave.

Kind Regards,



Jenah E. Thornborrow

Director

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