

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](mailto:planning@gardencityidaho.org)

HOMEOWNER INFORMATION:

Name: Tina Manolopoulos

Address: 5965 N Willowdale Lane, Garden City

Email: tinamano7@gmail.com

Phone: 208-861-6772

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: Jina Manolopoulos

Date: 2/10/25