

May 28, 2024

City of Garden City
6015 Glenwood Street
Garden City, ID 83714

RE: MLDFY2024-0001

I have reviewed the application for a Minor Land Division of 8695 W Marigold Street and offer the following comments:

1. Although I take no position on the allocation of child parcels created from the parent parcel, I strongly request any city approvals to include the requirement for a recorded unrestricted cross access deed between the parent parcel and the child parcels.
2. The applicant in ten (10) places in their application says, "No improvements considered as part of this application." With this repetitive statement in mind, the applicant can have no objection to recording an unrestricted cross access deed as there are no improvements to consider that would be affected by it.
3. The applicant further wrote that, ". . . the effect of this site development on roadways and traffic conditions . . . will be considered as part of a future entitlement application." Without a recorded unrestricted cross access deed, the required traffic impact study (TIS) will only analyze direct site access to Marigold Street because the child parcel will be orphaned from the parent parcel. With cross access, the TIS can study, not one, but three different site access schemes:
 - a. Direct site access only to Marigold Street
 - b. Direct site access only via the 4-way stop entrance to Boise Bible College
 - c. Direct site access via both Marigold Street and the 4-way stop entrance to Boise Bible College

A TIS that evaluates multiple approaches will provide the Planning & Zoning Commission, and the City Council, with analysis that will allow for an informed decision on any future entitlement application.

Allowing for a parcel split without a cross access deed is a platting decision because it permanently eliminates choices that could otherwise be considered in an entitlement application.

Thank you for your consideration,



Mark Wasdahl

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