

May 2, 2021

Dear Garden City Council:

My name is Katie Painter and I am the property owner at 3878 Adams Street. I received your notice regarding the development of the property at 3857 Reed Street, adjacent to my home. I can attend the city council meeting on May 10 via zoom, however I want to submit my comments ahead of the meeting also.

First, this letter, dated March 31, requests that comments be submitted a week prior to the May 10 meeting, which is tomorrow, May 3. Residents are directed to access the developer's application materials at your website via the calendar and the May 10 meeting date. As of today, May 2, these materials are not posted, making it pretty much impossible for anyone to make a comment on this specific proposal. This is not the first time we have received a mail request from Garden City requesting public comment, but then found the logistics to submit those comments to be very difficult.

Anyway, we did see the proposal for the same property that was submitted by a different developer in 2019. Since we didn't get a notice for a design review or planning and zoning meeting this time around, I'm assuming the building plans are the same. Therefore I would like to inform the council as well as the new developer of the same issues we raised at the 2019 council meeting, which were never resolved.

I am opposed to the proposed development, because it proposes Reed Street to be moved adjacent to my property. This would drastically increase the road frontage to my property and require us to drastically change the current uses of the property in order to comply with codes for road-front property. When we saw the original plan in 2019, we were informed that ACHD had established this right-of-way and plan for a road, some time prior to the developer's proposal, without notifying either Garden City or the neighbors.

I live on this property with my partner, Marty Camberlango and our two young children. We love our home and property in Garden City. Prior to building our current home in 2012, we lived in a trailer on this property. Marty has lived on the property for about 20 years. We tore the old trailer down, but two garages remain that were there when we purchased the property. A tall fence separates the east side of our property from ACHD and gives us privacy along that side of our yard. Both the fence and these garages would be within the right-of-way, with the addition of this new road.

I am concerned that I would have to remove these structures, install a shorter fence, and landscape this area, in order to comply with city code. The garages are set on concrete pads that would also have to be removed, and the area between and behind

them was originally a driveway, so full of gravel and not ideal for landscaping in its current state. If required to landscape this area, would have to bring in soil, meet the city's requirements for plants along the road frontage, and deliver irrigation to these plants for as long as we own the property. We would lose a lot of storage area that is useful to my partner, who owns a landscaping business. We would lose all of our privacy along that side of the property, in addition to less privacy as many new neighbors are added behind our house. We already have some sidewalk frontage in front of our house. We clear this sidewalk from snow when it snows, and pick up all kinds of trash and dog poop that are left by passers-by. The proposed project would roughly triple the sidewalk area that we maintain.

The increased setbacks along the east side of our property, and possible elimination of the existing driveway, would also reduce the future development potential of our lot, since any additional structures would have to comply with setback requirements. We may in the future decide to divide our lot, or build another home on the undeveloped east side. We situated our current home assuming that the road access would be from Adams Street and that the existing second driveway would remain available for a second residence.

Even after attending multiple meetings in 2019 with both the City of Garden City and ACHD, we were never informed that we would receive either any compensation for these drastic and expensive changes to our current property, or any exceptions to the city's code. The original application stated that the developer would develop the road adjacent to their property and that ACHD would develop the road adjacent to my property. (We don't know if this is still true, since the current application isn't posted for public viewing.) Therefore it seems that any compensation would come from ACHD. This seems like taxpayer dollars will be used to subsidize both high-end housing and this developers' profits. As I'm sure you are aware, our area is quickly reaching a crisis-level lack of affordable housing. I would prefer to see my taxpayer dollars supporting affordable housing, rather than high-end housing and corporate profits. I'm also not interested or able to invest my own time and money in subsidizing this project through expensive changes to my property.

I am also concerned about street safety. I have two children, ages 6 and 9, and many other children of all ages live in our neighborhood. Traffic moves faster than the posted speed limit along Adams Street. There is a very nice crosswalk for ACHD employees, and there's not another one until Veteran's Memorial Parkway. We've requested an additional crosswalk several times and have been told that there aren't enough pedestrians to merit one. Garden City police officers have brought my young daughter home twice, to let me know she was either crossing the street or playing on the sidewalk with her friends, close to the street. One officer stated that he sees kids cross unsafely all the time and that probably a kid will be hit before another crosswalk is put in. While I recognize that it's my responsibility as a parent to teach street safety, I'm also a strong believer in outdoor free play. Therefore, I'm concerned about having three times as much street frontage where I need to closely supervise my children. With the new Heron Park and the greenbelt drawing

visitors, 12 new houses, plus everyone who already lives on Reed Street, I expect traffic on this street to be significant. I'm curious about ACHD's plans for pedestrian and bicycle safety on both streets.

After many meetings with involved parties in 2019, we came to a verbal agreement with the original developer that she would develop Reed Street as a cul-de-sac rather than a thru street. ACHD stated that they would delay the development of this street, but would probably proceed with it as planned eventually. We never received any response as to whether they would share the cost of any drastic changes to our property. Garden City officials stated that we would not receive any exceptions to usual city codes regarding fencing and landscaping along the road front. Since we can't see the current plans, we don't know whether the new developer was informed of any of this, or plans to develop the street as a cul-de-sac or a thru street.

Finally, I'm still confused about why a developer such as Todd Campell Construction is held to very high standards of transparency by Garden City, but ACHD is permitted to make development plans secretly and without informing adjacent property owners or the city. I didn't receive an answer to this question in 2019 other than that ACHD is a separate entity and owns the roads.

We built our home knowing that this is a high-density area and that the lot behind us would probably eventually be homes. I would encourage the developer to consider designing an option that could work with the existing road access along Reed Street, or to install the new street as a cul-de-sac.

I would encourage Garden City officials consider the needs of concerns of longtime residents in the many, many development projects coming into our neighborhoods. At no time should neighbors incur costs related to these developments. Also, please offer public transparency by posting meeting agendas and related materials as advertised.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen R. Painter". The signature is written in black ink on a white background.

Katie Painter  
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