

May 6, 2025

Send Written Comments To:  
Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714  
Or [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

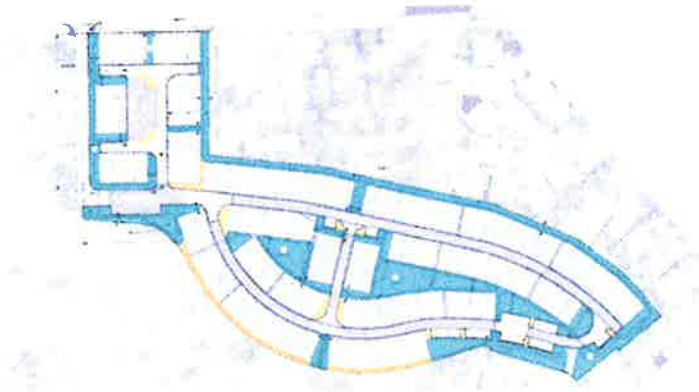
**Hearings:**

Planning and Zoning Commission: Wednesday, June 18, 2025, at 6:30 pm

City Council: Monday, July 14, 2025, at 6:00 pm

**Application:**

**SUBFY2025-0002:** Stateside Subdivision (River Club Townhomes) - Combined Preliminary and Final Plat - Jeremy Wright with Brighton Development, Inc. is requesting a 134 residential lot subdivision with 6 common lots. The property is currently located at 6515 West State Street; Ada County Parcels #S0630212980 and #S0630212970, in the SAPD-01 zoning district.



The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) at Departments>Development Services> Applications (quasi-judicial)> FY2025. Record documents will be added as received. A staff report and draft decision document will be available typically around one week prior to the hearing.

Your Name DAVID PATTERSON Date June 10, 2025

Your Physical Address: 6326 N Charleston Place Boise, Idaho 83703

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

☐ No ☒ Yes

If yes please provide email address: dpatterson65@msn.com

(Please select) Regarding this application I:

☐ Support the Application

☐ Am Neutral

☒ Oppose the Request

Comments:

See Attached concerns on following page

Signature: David Patterson

David Patterson  
6326 N Charleston Place  
Boise, Idaho 83703  
208-573-1050  
dpatterson65@msn.com

June 10, 2025

Development Services Department at Garden City Hall  
Garden City Planning and Zoning  
6015 Glenwood  
Garden City, Idaho 83714

To whom it may concern:

I oppose approval of the SUBFY2025-0002, Stateside Subdivision (River Club Townhomes) combined Preliminary and Final Plat and recommend that Planning and Zoning Commission, the City Council, not approve it for the following reasons:

- Ada County Court Case No. CV01-24-18820 is currently in the Fourth Judicial District of the State of Idaho that asks for Declaratory Relief of the question whether or not the Plantation Master Declaration Covenant, Conditions, and Restrictions, dated February 21, 1978, and recorded as Instrument No. 7809725 in the Real Property Records of Ada County applies to this property described in SUBFY2025-002. District Judge Jonathan Medema has ruled that the Plaintiff-Intervenors have Standing and the Case will be decided in his Court. The Case is now in the Discovery Stage. I am asking the City of Garden City Planning and Zoning as well as the City Council to continue SUBFY2025-0002 for additional deliberations until after Fourth Judicial District Case No. CV01-24-18820 is decided by Judge Medema.
- A Lis Pendens has been filed in the Real Property Records of Ada County that applies to this property described in SUBFY2025-002 and entire legal description of the River Club Golf Course.