

From: [Susanna Smith](#)
To: [James Cannon](#); [planning](#); [James Page](#); [Bill Jacobs](#); [Teresa Jorgensen](#); [Kent Rasmussen](#)
Subject: RE: Letter of support for SUBFY2025-0002
Date: Tuesday, July 22, 2025 4:01:36 PM
Attachments: [image001.png](#)
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[image007.png](#)

Hello, Mr. Cannon,

Thank you for reaching out to Mayor Evans and the City Council members. I've copied the council members here, as the addresses you had below are incorrect.

I've also included our planning department in this email so your comments can be added to the official record. We value your engagement in this process.

If you would like to track the status of the application, it can be found at the following link:
[SUBFY2025-0002 Stateside Subdivision - Pending](#)

Wishing you a wonderful day ahead.

Regards,
Susanna



Susanna Smith
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From: James Cannon <j.e.cannon5@gmail.com>
Sent: Tuesday, July 22, 2025 10:18 AM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>
Cc: JPage@gardencity.org; TJorgensen@gardencity.org; Bjacobs@gardencity.org; KRasmussen@gardencity.org
Subject: Letter of support for SUBFY2025-0002

Dear Mayor Evans & City Council Members,

I am writing to express my strong support for the **Stateside Subdivision**

(SUBFY2025-0002), proposed at **6515 W. State Street** by Brighton Development, Inc. I believe this project represents a thoughtful and much-needed addition to our community for several important reasons:

1. **Alignment with Garden City's Vision**

The proposal supports multiple goals laid out in the River Club Specific Area Plan and the broader Comprehensive Plan, including increased residential density in Activity Nodes, enhanced pedestrian connectivity, and improved green infrastructure.

2. **Diverse, Inclusive Housing Options**

Featuring 140 homes—134 of which include universal design elements (like elevator-ready units, wide doorways/hallways, lever handles, open plans)—the project increases accessible housing, ensuring our community remains inclusive and adaptable.

3. **Green, Resilient Design**

With over 21 % of the site slated for common open space—more than double the minimum requirement—and a robust landscaping plan (exceeding 40% vegetative coverage, buffer plantings, and tree mitigation strategies), the project enhances Garden City's green infrastructure and ecological resilience.

4. **Commitment to Safety & Connectivity**

The planned detached sidewalks, multi-use pathway along the southern boundary, and site-wide lighting and traffic calming measures reflect a strong commitment to pedestrian safety and multi-modal transit.

5. **Thoughtful Conditions to Address Staff Concerns**

The proposal thoughtfully addresses key staff-identified issues—such as access design, pedestrian infrastructure, lighting, and utilities—by agreeing to adopt conditions (e.g., forward-motion driveway access, sidewalks, lighting plans, landscaping buffers, irrigation easement setbacks). With these conditions in place, the development would fully comply with Garden City Code and safety standards.

For these reasons, I respectfully urge the City Council to **recommend approval** of SUBFY2025-0002—while incorporating the necessary staff-recommended conditions. This development will provide high-quality, accessible housing; enhance our infrastructure; and reinforce Garden City's commitment to sustainable, safe, and walkable neighborhoods.

Thank you for your careful consideration.

Sincerely,

James Cannon