

From: [Jason Dobis](#)
To: [planning](#)
Subject: Brighton development, SUBFY2025-0002
Date: Wednesday, June 25, 2025 7:54:49 AM

Hi,

I am a concerned resident of the Plantation Master HOA and part of the 85% of homeowners who want this project to move forward. We are tired of a small minority holding up progress and cost the HOA money in legal costs. This project and what the RC Country Club has done and will do will be a huge financial benefit to Garden City. Please pass this project.

Jason M. Dobis
4750 Savannah Lane
Garden City, ID 83714
208-761-1896

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Kelleen Blake](#)
To: [planning](#)
Subject: Support email for Brighton development-SUBFY2025-0002
Date: Wednesday, June 25, 2025 8:32:13 AM

Dear Garden City Planning and Zoning Committee,
I am writing to express my support for Brighton development - SUBFY2025-0002. I believe this development is well planned; and adds needed upscale residences to Garden City. These residences will bring many different types of people to the community, enriching the diversity of the city.

Regards,
Kelly Blake
5765 Cloud Nine Dr.
Garden City, ID

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Chris Casey](#)
To: [planning](#)
Cc: [Adam](#)
Subject: The River Club Development
Date: Wednesday, June 25, 2025 8:43:28 AM

Dear Garden City P&Z,

My wife Barb and I are lifelong Idaho residents and 30 year residents of the Treasure Valley. We purchased a home at 4645 North Savannah Ln. (on The River Club) this past December.

Before we had even closed on our home, we toured, applied for, and became members of The River Club (RC). During the tour and fact finding mission to decide if we wanted to join, Carley, who is responsible for new memberships at the club, went over in detail the changes being proposed and the impact to the golf course, surrounding community and even the specific impact to my exact location on the course. I believe this is important context because in the letters that I have received from the extremely small group of opposition to this change, it has been stated that the RC has not been transparent (to the community) about the change.

This is simply nonsense. They have also gone on to make claims, with zero evidence, that it is the intention of the RC ownership to completely eliminate the golf course, and further attempt to slander the individual reputation of the owner. I think this is despicable.

I want to thank Adam Krueger, who shared his email to Garden City Planning and Zoning with me, and I want to wholeheartedly echo sentiments.

Contrary to the message being sent by those opposed, this development proposal is in harmony with the fantastic changes being made to beautify and improve the quality of life that we enjoy here in Garden City.

I am in strong support of these changes, being proposed by the ownership of the River Club and the developers working with them. Further, it is my observation that the vast majority of those residents in the surrounding neighborhoods to the Club are also in support and I am hopeful that they will make their voices heard.

Most Sincerely,
Christopher E. Casey
4645 North Savannah Ln.
Garden City, ID 83714

Begin forwarded message:

From: Adam <idbasco@gmail.com>
Date: June 25, 2025 at 8:06:51 AM MDT

From: Adam <idbasco@gmail.com>
Date: June 24, 2025 at 7:00:31 PM MDT
To: planning@gardencityidaho.org
Subject: The River Club Development

Dear P&Z,

As a home owner in the Plantation Neighborhood and a member of the River Club let me share my thoughts.

I grew up near the golf course and my family were members from 1978-1988. During that time the golf course was redone and the neighborhood expanded. The past several years Will has done everything he said he would and the place is better for it.

The HOA took a vote and we're in favor of no longer pursuing actions against Will or the River Club.

Unfortunately a small number of neighbors continue to make trouble and none of them belong to the River Club. They are misinformed and frankly the worst neighbors you could have. They are the cancer and need to be dealt with once and for all.

Golf course remodel and the development on State St will only make this place a better place to live.

Please end this madness and push these developments forward.

Thank you, Adam Krueger
6346 N Charleston Pl

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Louis Pagano](#)
To: [planning](#)
Subject: Brighton Group Development
Date: Wednesday, June 25, 2025 9:25:07 AM

Garden City Planning and Zoning

I am writing to voice my opinion regarding the Brighton Group Development on The River Club Golf course. I attended a meeting last Fall with the Brighton Group regarding this development, in this meeting they announced they were changing the development from single dwellings and apartments to just single family dwellings. It is my belief you should allow this development to take place.

They explained what this undertaking would entail and the drawings were very informative. I believe this development is what the City Council approved two years ago, with the Specific Area plan.

My belief Brighton Group is a well known development company and builds communities that fit very well with the surrounding neighborhoods and will raise property values.

Thank You
Lou Pagano
5945vW. Sterling Lane
Garden City, ID

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Arnie Wagner](#)
To: [planning](#)
Subject: Plantation
Date: Wednesday, June 25, 2025 11:04:21 AM
Attachments: [image001.png](#)

To whom it may concern,

I am a member of the Plantation Master Homeowners Association. I am very much in support of the proposed development by Brighton. While a few disgruntled homeowners are trying to make a lot of noise, the fact is that a vote was taken of all the homeowners some time ago and it was overwhelmingly in favor of the development. Based upon conversations with people at multiple public agencies, my understanding is that Will Gustafson, and others he has and is working with, have gone above and beyond in terms of requests and requirements. I recently moved into the neighborhood with the belief that this development would go forward and ultimately keep or increase my home value. I respectfully request that you approve the proposed development. Thank you.

Arnie

Arnold L. Wagner
ATTORNEY
McCONNELL WAGNER SYKES + STACEY, PLLC
827 E. Park Blvd., Ste. 201
Boise, Idaho 83712
PHONE: (208) 489.0100



MWSSLAWYERS.COM

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Bill Post](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Wednesday, June 25, 2025 11:36:38 AM

I am writing in support of SUBFY2025-0002. I am a little confused as I thought this was approved 2 years ago by the City Council. Apparently there is a very small group of homeowners in the Plantation that continue to create as many delays as possible. This project is necessary to insure that the golf course remains for many years. Thank you for your support in getting this issue resolved.

William Post
5882 W. Sterling Ln.
Garden City, Id 83703

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Dick Curtis](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Wednesday, June 25, 2025 12:04:21 PM

I want to support the approval of the Brighton development.

The application is in compliance with the SAP.

It will also help guarantee the golf course improvement project.

Thanks You

Dick Curtis
6256 N Charleston Pl
Garden City Id 83703

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Jacquie Curtis](#)
To: [Loren](#)
Subject: SGP125
Date: Wednesday, June 21, 2023 12:05:40 PM

This letter is in support of the Brighton development. We feel this development is completely inline with the Specific Area Plan approved by the city council two years ago.
Please approve this development so we can all keep our beloved golf course.
Thank you,
Loren (Jacquie) Curtis

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:
https://ui.proofpointessentials.com/app/report_spam.php?mail_id=11&mail_options=signaturesreport&signature=signature&id=81&payload=53016746564555622167a632aef59637778bda57469a712d8a3eeb0ff0dad454d52a867a29e0bda5b71221187a0a2a237813b3abab57017640085225aa40f5b13913b4b1952b3b59377c7e0ba01e4e09c2775c136d132a09331d5baf6b3b4d0fca08a09377914134c56990449ab714a0b0b796d3c11946d2010315750911881434373750a082c1abab3ab0723a090a01003a0e02a0c606d

From: [Deanna Turner](#)
To: [planning](#)
Subject: Support for SUBFY2025-0002 – River Club Improvements
Date: Wednesday, June 25, 2025 3:46:07 PM

To: Garden City Planning & Zoning Commission

Dear Planning & Zoning Commission,

As a long-time resident of Garden City and a proud member of The River Club for the past five years, I am writing in strong support of SUBFY2025-0002.

This proposed development aligns with the Specific Area Plan that was thoughtfully approved by City Council two years ago. It represents a well-balanced and forward-thinking approach to growth in our community—an approach that maintains the integrity of our neighborhoods while securing the long-term viability of treasured amenities like The River Club.

Preserving the golf course is important not just to members like myself, but to the broader community. It provides open space, supports local wildlife, and contributes to the beauty and character that make Garden City such a special place to live. The improvements outlined in this application are key to keeping that legacy intact.

I appreciate the Commission's time and dedication to ensuring thoughtful development in our city, and I respectfully urge your support for this application.

Sincerely,
Deanna Turner
3915 W. Miners Farm Court
Garden City, ID 83714

Deanna Turner
208-954-2077
deannaturner08@gmail.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Nate Turner](#)
To: [planning](#)
Subject: Re: Support for SUBFY2025-0002 – River Club Improvements
Date: Wednesday, June 25, 2025 4:05:27 PM

Dear Planning & Zoning Commission,

As a long-time resident of Garden City and a proud member of The River Club for the past five years, I am writing in strong support of SUBFY2025-0002.

This proposed development aligns with the Specific Area Plan that was thoughtfully approved by City Council two years ago. It represents a well-balanced and forward-thinking approach to growth in our community—an approach that maintains the integrity of our neighborhoods while securing the long-term viability of treasured amenities like The River Club.

Preserving the golf course is important not just to members like myself, but to the broader community. It provides open space, supports local wildlife, and contributes to the beauty and character that make Garden City such a special place to live. The improvements outlined in this application are key to keeping that legacy intact.

I appreciate the Commission's time and dedication to ensuring thoughtful development in our city, and I respectfully urge your support for this application.

Sincerely,

Nate Turner

3915 W. Miners Farm Court

Garden City, ID 83714

208-830-4022

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Ken Malach](#)
To: [planning](#)
Subject: Support email for Brighton development-SUBFY2025-0002
Date: Wednesday, June 25, 2025 6:09:52 PM

Dear Garden City Planning and Zoning Committee:

I am writing to express my support for the proposed building project identified as SUBFY2025-0002. I believe this development will have a positive impact on our community by providing needed housing, boosting the local economy, improving infrastructure, and ensuring the future of our community thrives.

As a resident of Boise, Idaho, I appreciate the thoughtful planning that has gone into this project and encourage the Council to approve it.

Thank you for your service and for considering the voices of community members like me.

Sincerely,

Ken Malach

4917 N Paynton Way

Boise, ID 83713

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.