

From: [Adam Fuchs](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 2:39:54 PM

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course. I truly believe that.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Adam Fuchs

7318 Gillis, Boise 83714

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From: [Allan Rogers](#)
To: [planning](#)
Subject: Brighton Development,
Date: Saturday, June 28, 2025 11:14:24 AM

Garden City Development Services Department
Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval

Allan Rogers
3540 N Rock Creek Ln
Garden City

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From: [Audrey Leaf](#)
To: [planning](#)
Subject: SUBFY2025-000
Date: Saturday, June 28, 2025 3:08:34 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Audrey and Joseph Leaf

4685 Savannah Lanr

Garden City, ID

Sent from my iPhone

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From: [Barb Bunner](#)
To: [planning](#)
Subject: River Club SUBFY2025-0002
Date: Saturday, June 28, 2025 3:03:00 PM

I write in support of the owners and members of The River Club, and in support of the proposed residential/retail development planned along the State Street corridor, Referenced SUBFY2025-0002, I encourage the Garden City P & Z to approve the revised Brighton plans for residential units, which will have very minimal effect on the current homes along the golf course. The River Club's recent improvements and new amenities have added to the value of Garden City properties, and the new development will add even more value.

I have been a member of The River Club (formerly The Plantation) for at least two decades, and have seen many changes to the River Club proper and to the developments of housing in the immediate area. The golf course is a beautiful green area within the city, and should be preserved. This development will only enhance the area along the State Street corridor.

Thank you for your consideration.
Barbara Bunner
4803 N Wildrye Dr.
Boise ID 83703
208-336-8744

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From: cniebrand@yahoo.com
To: [planning](#)
Subject: Brighton Development
Date: Saturday, June 28, 2025 9:05:51 AM

Re: SUBFY2025-0002

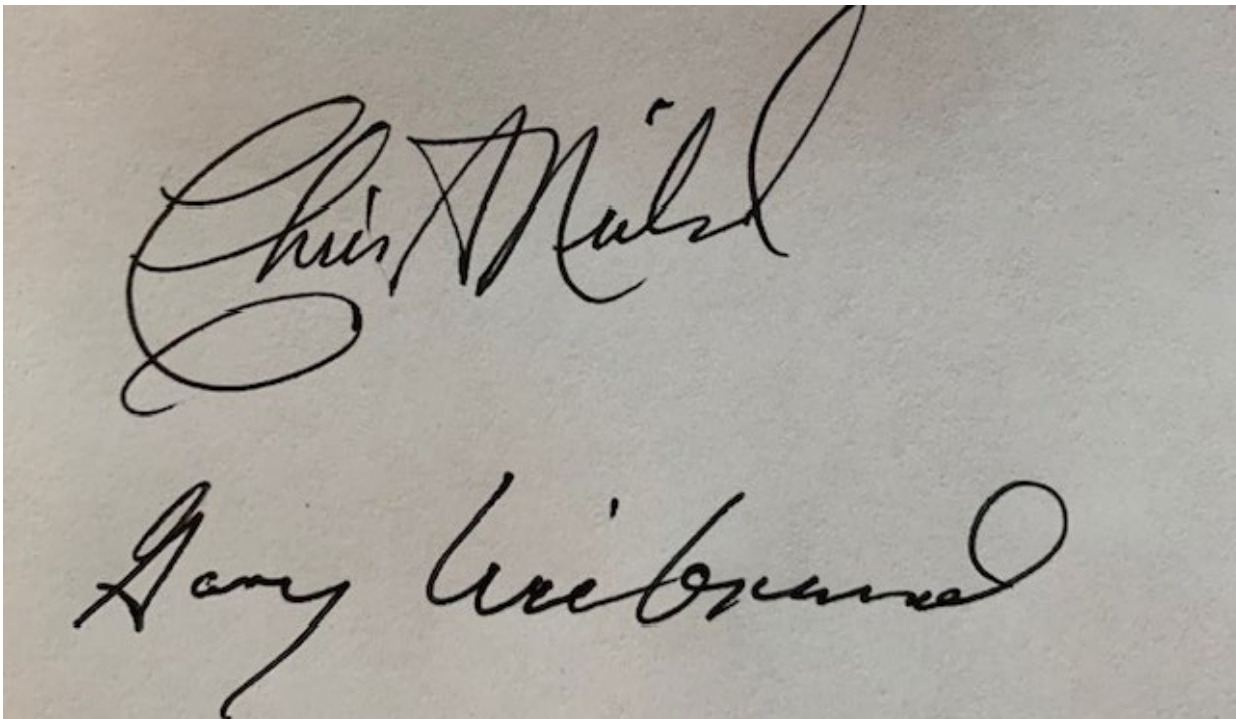
I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Chris and Gary Niebrand
4550 Savannah Lane
(We are away from our printer, so scanned our signatures)

The image shows two handwritten signatures in black ink on a light-colored background. The top signature is 'Chris Niebrand' and the bottom signature is 'Gary Niebrand'. Both signatures are written in a cursive, flowing style.

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From: [Chris Cramer](#)
To: [planning](#)
Subject: Subfy2025-0002
Date: Saturday, June 28, 2025 5:01:08 PM

Chris and Julie Cramer are in support of the new River Club plan.
Sincerely,
Chris and Julie Cramer
2123 N Sevenoaks Way
Eagle. 83616

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Garden City Development Services Department
Via email: planning@gardencityidaho.org

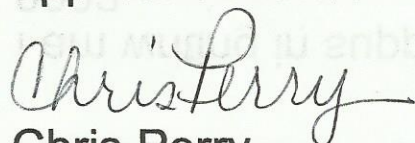
Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.



Chris Perry
5391 N Hertford Way
Boise, ID 83714
June 28, 2025

From: [Colleen Huffman](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Saturday, June 28, 2025 1:25:07 PM

To whom it may concern:

I am writing in **support** of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. *The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.*

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Colleen Huffman
2551 W. Breneman St.
Boise, ID 83702



Colleen Huffman
President
P: 208.425.6457 E: colleen@ve-search.com
Medical Device | Biotech | Pharmaceutical
Visionary Executive Search
100% Ophthalmology Specialty
Recruiters

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From: [Danielle Horras](#)
To: [planning](#); [David Boyle](#)
Subject: SUBFY2025-0002 - Letter of support
Date: Saturday, June 28, 2025 1:25:04 PM

To Whom It May Concern,

I am writing as a deeply invested member of the Garden City community to express my enthusiastic support for the application SUBFY2025-0002 submitted by Brighton Development, Inc.

This proposal reflects a thoughtful and forward-looking approach to development—one that not only aligns with the City Council’s approved Specific Area Plan (SAP2023-0001), but also addresses key community priorities like preserving open space, minimizing impact on current residents, and fostering sustainable growth.

What makes this project especially meaningful to me is its commitment to revitalizing the River Club. This space is near and dear to my heart—my children and I are regular visitors and active members. The revised golf course and additional enhancements are incredibly exciting for our family and for the many others who rely on the River Club as a place for recreation, community connection, and peace. Ensuring its future means preserving one of the true gems of Garden City.

Importantly, the proposal significantly reduces the density in the eastern section and does not permit traffic—whether by car, bike, or foot—through the existing Plantation neighborhood. This respectful design protects the integrity of existing developments while still moving the city forward in a positive and productive way.

As a resident who cares deeply about our city’s growth and character, I urge you to approve this application. It strikes the right balance between honoring what makes Garden City special and preparing thoughtfully for the future.

Sincerely,

Danielle Horras

1822 east montello lane

Boise ID 83712

208-514-9972

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From: [Shelly Parker](#)
To: [planning](#)
Subject: River Club Re: SUBFY2025-0002.
Date: Saturday, June 28, 2025 6:30:23 PM

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Dave and Shelly Parker

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From: [Dave Elledge](#)
To: [planning](#)
Subject: In support of Brighton Development Application
Date: Saturday, June 28, 2025 3:38:01 PM

June 28, 2025

Subject: Support for SUBFY2025-0002 – Brighton Development Inc. Application

Dear Members of the Garden City Planning and Zoning Commission,

I am writing in support of the application submitted by Brighton Development Inc., referenced as SUBFY2025-0002.

I believe this project is consistent with the intent and guidelines of the Specific Area Plan SAP2023-0001, which was approved by the City Council in 2024. The proposed development is thoughtfully designed and will have only a minor impact on existing residential units in the area. In fact, I believe it represents the kind of smart, strategic growth that this part of Garden City needs.

As a future member of the River Club and a strong supporter of responsible development in our community, I respectfully urge the Commission to approve this application.

Thank you for your consideration.

Sincerely,

Dave Elledge

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From: [David Meyer](#)
To: [planning](#)
Subject: In favor of SUBFY2025-0002
Date: Saturday, June 28, 2025 4:02:37 PM
Attachments: [US Marshal Badge.png](#)

Garden City Development Services

I am writing in support of SUBFY2025-0002, the development at The River Club. I have been a member of the River Club (formerly Plantation Country Club) since 2005. I live across State Street off of Pierce Park which I understand is in Boise and not Garden City. However since I am a member of the River Club and plan to be far into the future, I am supportive of the development which will insure the River Club owners have the financial resources to further develop the golf course and continue to operate the club for many years to come. I believe the developers and contractors have tried to address the needs of the surrounding homeowners and have acted in good faith to plan a development that will look appropriate and have units that will sell. Please allow the appropriate development that will insure the future of the River Club Golf Course and amenities.

David and Becky Meyer

Dave Meyer

dameyer@icloud.com

6547 W Dufferin Court

Boise, Idaho 83714

(208) 631-4875 Cell



Retired

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From: [Dave & Jaime Heffner](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 1:25:25 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

David Heffner

7537 N Misty Cove Ave

Garden City, ID 83714

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From: [Dennis Beebe](#)
To: [planning](#)
Subject: SUBFY2025 - 0002 Application Status
Date: Saturday, June 28, 2025 9:06:50 AM

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Dennis Beebe
13596 West Wrigley Ct.
Boise, ID 83713

--

Dennis Beebe
208-866-7431

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From: [Elizabeth Paulson](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 8:37:06 AM

Garden City Development Services Department
Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval !!

Sincerely,
Elizabeth Paulson
5906 W Plantation Ln
Boise, ID 83703

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Garden City Development Services Department
Via email: planning@gardencityidaho.org

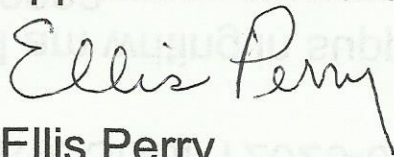
Re: SUBFY2025-0002

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This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.



Ellis Perry
5391 N Hertford Way
Boise, ID 83714
June 28, 2025

From: [Eric Oser](#)
To: [planning](#)
Subject: Fw: Construction
Date: Saturday, June 28, 2025 1:17:43 PM

We support the planned development of the River Club property and Golf course.
Regards,
Eric & Laranne Oser

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From: [Eva McKelvey](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 3:25:33 PM

Hello,

I am writing in **SUPPORT** of the application SUBFY2025-0002. It is time for improvements and changes to be made to the property to allow for the continued enjoyment of the golf course and the other amenities that the club offers. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

I moved to Boise in 1997 and have lived in Garden City the entire time except for 3 years when I married and moved to Eagle with my husband. I love what all Garden City offers and talked my husband into moving to Garden City and have been back since 2014.

As a Garden City resident and concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you!

Eva McKelvey
5922 N Cape Arago Pl
Garden City, ID 83714

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From: [Gene Vernon](#)
To: [planning](#)
Subject: The River Club- SUBFY2025-0002
Date: Saturday, June 28, 2025 4:37:28 PM

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen I strongly urge you to move this application forward to final approval.

Gene Vernon

1308 S Island Glenn Way

Eagle, ID 83616

Sent from my iPhone

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From: [Harriet Crist](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 4:45:38 PM

I am writing this email in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc.

I believe that the City council has already approved A specific area plan #SAP2023-0001 back in 2024.

The new plan submitted by Brighton Development has reduced the number of apartments / Units originally made and approved.

The new proposal is a win/win for both Garden City and the surrounding Plantation residents. As well as the future of the golf course.

As a resident of Garden City, I hope you will approve this new Plan and Zoning application.

Sincerely,

Harriet Crist
6049 W. Sterling Ln
Garden City, ID 83703

From: [jan street](#)
To: [SUBFY2025-0002](#)
Subject: [SUBFY2025-0002](#)
Date: Saturday, June 29, 2024 1:35:02 PM

I am writing in support application SUBFY2025-0002. This project will be provide an important positive impact to Garden City. River Club along with this project only enhances quality of life in Garden City.

Sincerely,
Janice Street
1974 E Ridgecrest Dr
Boise 83712

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[https://us1.proofpointessentials.com/app/report_spam.php?](https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f88ba4e1c4a44988a6db5037aac9057430952b998955cfebeebcb0263fd239eb457c5d1a5aca7e48004d9e20175577b3691fd6518a33fc8f1fe0b310132e5a818837e04c096cb3e7194026170e3b828e274e6656313bc514f0e19c54497a63bd97564b8731293e0428ee3988bc1d22fa8a787b475b311df562e321f5a3ae4cac93ac99db0bb444390e883068b0505cd18224a81438be6361f)

[mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f88ba4e1c4a44988a6db5037aac9057430952b998955cfebeebcb0263fd239eb457c5d1a5aca7e48004d9e20175577b3691fd6518a33fc8f1fe0b310132e5a818837e04c096cb3e7194026170e3b828e274e6656313bc514f0e19c54497a63bd97564b8731293e0428ee3988bc1d22fa8a787b475b311df562e321f5a3ae4cac93ac99db0bb444390e883068b0505cd18224a81438be6361f](https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f88ba4e1c4a44988a6db5037aac9057430952b998955cfebeebcb0263fd239eb457c5d1a5aca7e48004d9e20175577b3691fd6518a33fc8f1fe0b310132e5a818837e04c096cb3e7194026170e3b828e274e6656313bc514f0e19c54497a63bd97564b8731293e0428ee3988bc1d22fa8a787b475b311df562e321f5a3ae4cac93ac99db0bb444390e883068b0505cd18224a81438be6361f)

From: [DICK A. WALKER@CISCO.COM](#)
To: [rissing](#)
Subject:
Date: Saturday, June 28, 2003 7:22:13 PM

Jean and Bruce Christensen
417 S Jakes Landing Way
Star Idaho 83669
Sent from my iPhone

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From: [Jerrie Ratto](#)
To: [planning](#)
Subject: RE:SUBFY2025-0002
Date: Saturday, June 28, 2025 7:14:48 PM

Garden City Development Services Department
Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Signed,

Jerrie Ratto
8805 W Sloan Street
Boise Idaho 83714

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JoAnn Burrell

From: [JoAnn Burrell](#)
To: [SUBFY2025-0002](#)
Subject: [SUBFY2025-0002](#)
Date: Saturday, June 28, 2025, 5:28:47 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

JoAnn Burrell
1325 N. Hesse Lane, Eagle, ID 83616

Sent from my iPhone

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https://ui.proofpointessentials.com/app/report_spam.php?email_id=1&email_address=joannburrell@eagleid.gov&subject=SUBFY2025-0002

From: [Joanne Thompson](#)
To: [planning](#)
Subject: River Club SUBFY2025-0002
Date: Saturday, June 28, 2025 3:18:51 PM

To Whom It May Concern,

I am writing to express my full support for the River Club's proposed project.

This project represents a valuable enhancement not only to the River Club itself but to the surrounding neighborhood as a whole. The improvements will contribute to the overall appeal, vitality, and sense of community that make this area so special. I believe the vision behind the proposal aligns with the long-term interests of both members and residents.

I wholly support the River Club's efforts and look forward to the positive impact this project will bring.

Thank you,

Joanne Thompson

4880 Lakeview Pl

Garden City, Idaho 83714

Member of The River Club since 1998

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From: [Joanne Thompson](#)
To: [planning](#)
Subject: SUBFY2025-0002 The River Club
Date: Saturday, June 28, 2025 3:30:55 PM

To Whom It May Concern,

I am writing to express my strong support for the River Club and the Brighton Project.

Over the past five years, the River Club has made significant improvements that have positively impacted both our neighborhood and the greater Garden City community. Their thoughtful development and continued investment have enhanced the quality of life for residents and elevated the character of our area.

The updated proposal reflects careful consideration of community input, including a reduction in the number of units and the elimination of apartment buildings in favor of all-townhome residences. This change will further strengthen the neighborhood's appeal and maintain a cohesive, community-focused environment.

I believe this development will bring lasting benefits to our city and strongly encourage its approval. Thank you for your time and thoughtful consideration.

Thank You,

Gary Bermensolo

4880 Lakeview Pl

Garden City, Idaho. 83714

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From: [Kathy Enright](#)
To: [planning](#)
Subject: The River Club
Date: Saturday, June 28, 2025 1:19:48 PM

I am in support of "The River Club" and it's on going creation of the new and improved course, club, and social activities. Boise needs this, it will be a true advantage to all people living in Boise.

Kathy Enright 4075 N Heritage View Ave, Meridian, ID 83646

--

Kathy Enright

760-905-1366

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From: [kaydeen burkett](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 8:34:07 AM

Garden City Development Services Department

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Kaydeen Burkett
5481 N Riffle Way
Garden City, Idaho 83714

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From: [Kimberly Janelle](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 2:12:16 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

However, I would encourage the builder, if not already doing so, to consider dark zones or light limiting practices to limit the light impact on wildlife habitating the golf course.

Thank you
Kimber Miller
6560 Plantation Lane
Garden City, ID 83703

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From: [Kristen Hilvers](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Saturday, June 28, 2025 1:51:53 PM

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Kris Hilvers

6745 N. Becker Ridge Lane

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From: [Lou Ratto](#)
To: [planning](#)
Subject: RE: SUBFY2025-0002
Date: Saturday, June 28, 2025 7:07:00 PM

Garden City Development Services Department
Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Signed,

Louis Ratto
8805 W Sloan St
Boise, ID 83714

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From: [Luke Cuccia](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 9:15:00 PM

I would like to see the development at The River Club proceed. I am here to add my support.

Thank you

Luke Cuccia

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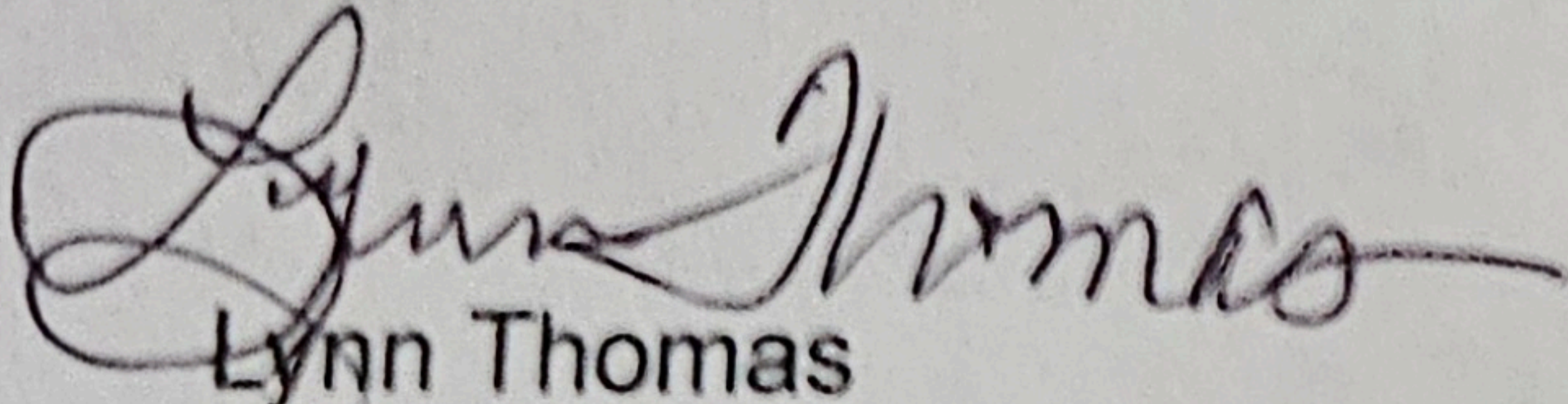
June 28, 2025

Garden City Development Services Department
Garden City, Idaho

Re. SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

It is time that the golf course is upgraded and becomes a proud feature in Garden City. As Boise and the outer cities move forward with their growth and improvement, so will Garden City. The River Club is and has been a wonderful but aging golf course. Time has taken a toll on the land, the irrigation system and the trees are old and decaying. I am looking forward to a new golf course. By going forward with this project, Garden City will be a highlight of the valley.



Lynn Thomas
4780 Savannah Lane
Garden City, Idaho
83714

From: [Mary Baker](#)
To: [planning](#)
Subject: Save the River Club
Date: Saturday, June 28, 2025 7:59:10 AM

Garden City Development Services Department
Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Mary Elizabeth Baker
4720 Savannah Ln
Garden City, ID 83714

Mary E Baker
Mantra Simran Kaur
M.Ed., Certified Level 3 Teacher of Kundalini Yoga, ERYT-500, YACEP, Y12SR Leader,
Level 1 & 2 Lead Trainer and Mentor for Kundalini Research Institute
208-440-3220

Administrator and Lead Trainer of Level 1 Kundalini Teacher Training in Boise, Idaho, Walla Walla, Washington, and Indianapolis, Indiana.

3HO Idaho Kundalini Yoga Community - Facebook

When your energy moves your tongue, it creates a sound vibration, and every word so created by you has its effect in the Cosmos.

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From: [Michael Cline](#)
To: [planning](#)
Subject: SUBY2025-002
Date: Saturday, June 28, 2025 11:50:59 AM
Attachments: [drawing 4.png](#)

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

This has been delayed long enough. They need to be allowed to proceed.

Thank you

Michael A Cline
6005 W Sterling Ln
Garden City ID 83703

MFA Class

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From: mikenero@jps.net
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 4:05:07 PM
Attachments: [image002.png](#)

From: Mike Nero
To: Garden City Planning and Zoning Commission; Garden City Planning Department
Date: June 18, 2025

Subject: In Support of SUBFY2025-0002

As a resident of the Plantation subdivision and member of The River Club I have been very actively concerned about the situation at The River Club for the last 7 years. In 2018 pretty much all members of the Plantation Golf Club were worried about what the new owner's intentions were for the golf course. After all, the property was zoned R2 – all 120+ acres.

Now the tide has changed. The members have seen the changes made to the clubhouse and surrounding areas. Nothing but 1st class changes. Many of us have met one of the world's best golf course architects, Brian Curley, who has redesigned the course to turn it into a beautiful and challenging golf course that Garden City will be proud of. The River Club members support Will Gustafson and his team and look forward to this fall and the beginning of the reconstruction of the course.

The SAP that was approved 2 years ago is moving forward also. With Brighton taking over this first phase of the SAP project there are some changes to the design presented by Lincoln Property Company during the SAP approval process. None of these changes are negative – all are positive. We're talking 134 single family residential units versus the multifamily multi-floor apartment buildings originally proposed. That alone is a great improvement that shows The River Club and Brighton are concerned about the Plantation neighborhood.

Certainly, there are some opposed to the growth, but in this case, growth will provide The River Club the ability to greatly improve the golf course and help to ensure the golf course's existence for years to come.

Roughly 8 residences of the 252 residences in the Plantation neighborhood are fighting this project. Their arguments against the project are not based on facts. The truth is that the SAP development and SUBFY2025-0002 will be a great addition to Garden City and will ensure the golf club will be professionally maintained for years to come.

I strongly support the Brighton application and absolutely urge you to move SUBFY2025-0002 to the City Council with your recommendation of approval.

Regards,
Mike Nero
4675 Savannah Lane
Garden City, ID 83714

From: [Nancy Cenell](#)
To: [planning](#)
Subject: SUBFY2025-0002 BRIGHTON
Date: Saturday, June 28, 2025 1:23:48 PM
Attachments: [signature.png](#)

I am very much in full support of the Brighton Development which was approved by the Garden City Council in 2024.

The improvements to the former Plantation Country Club to date has been upscale in every aspect.

The redesign of the golf course and all the improvements to be completed once final approval is met will greatly benefit Garden City.

It saddens me to think a very small handful of people could undermine this well designed, beautiful project.

As a homeowner in the area I strongly urge you to finalize the approval of the Brighton Development.

Nancy Cenell
4087 N Bayou Ln
Boise, ID 83703

electronic signature attached

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From: [Patti Perkins](#)
To: [planning](#)
Subject: SUBFY2025-0002 Comment in SUPPORT
Date: Saturday, June 28, 2025 9:06:44 AM

Garden City Development Services Department
Via email: planning@gardencityidaho.org

Hello,

I am writing in support of the application SUBFY2025-0002.

This is the second development to come before you in recent years at the River Club.

This development application, as the one before, is well within the scope of the SAP2023-0001, approved by the City Council in 2024. This particular application significantly reduces the number of units in the eastern section of the property and does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. As such, it seems perfectly suited to this location at this time.

As a resident of The Plantation, it is important to revive the vitality of State Street as well as providing the means to improve the golf course, sustaining this vital part of our community that serves those well beyond our neighborhood.

Other voices would say this destroys the neighborhood, however, I and A MAJORITY of the residents believe just the opposite:

This is the way to ensure our neighborhood and golf course/club remain desirable and a beautiful place to live and play, with continuing strong property values.

Change is inevitable. Idaho, and specifically Garden City, has been "discovered". I want solid development to further improve this area of the city and urge you to **approve this application and move it along quickly to final approval.**

I thank you for your service to our community!

Sincerely,

Patricia R Perkins
5928 W Plantation Lane
Garden City, ID 83703
208-794-4722

Patti Perkins, Owner
Calyx-Weaver & Associates
5995 W State Street, Suite B
Boise, ID 83703
208-938-9726



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From: [Sam Huston](#)
To: [planning](#)
Subject: Support for Application SUBFY2025-0002
Date: Saturday, June 28, 2025 2:18:58 PM

I am writing to express my strong support for application SUBFY2025-0002. This project represents an important step toward the future for Garden City and promises to have a meaningful and positive impact on our community.

Its potential benefits—economic, social, and environmental—align with the values and long-term goals of our city. I encourage your favorable consideration of this application and look forward to seeing the progress it will bring.

Thank you for your time and attention.

Sam Huston

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From: [S Gordon](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 2:58:32 PM

As a resident of Garden City, a homeowner in The Plantation neighborhood and a member of The River Club I am writing in support of SUBFY2025-0002.

I believe that this project has been well thought out and designed so that it has a minor effect on existing homes. The developer has respectfully addressed the neighbors concerns.

My greatest fear is that a small number of residents will create a situation in which The River Club will have to close and we will lose our beautiful golf course as well as the quality of life that we now enjoy in Garden City.

I strongly urge you to move this application forward to final approval.

Shelley Gordon
4700 Savannah Lane
Garden City, Idaho 83714

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From: [Stan Tonkin](#)
To: [planning](#)
Subject: SUBFY2025 - 0002 - Development Plan
Date: Saturday, June 28, 2025 2:12:09 PM

Garden City Development Services

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Stan Tonkin (signed)

Stan Tonkin

7000 W Elm Brook Dr, Garden City, ID 83714

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From: [Tamyra Gent](#)
To: [\[REDACTED\]](#)
Subject: [\[REDACTED\]](#)
Date: Saturday, June 26, 2021 5:45:28 PM

My name is Tamyra Gent. I have been a member of the River Club for the last 6 years. During that time I have witnessed the improvements the River Club has made and the positive impact it has had on so many families. Due to the River Club being such an unique club offering so many more activities for all ages than any other club in the valley having Brighton homes along the golf course would enhance the area and enrich many more families lives.

Sent from my iPhone

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From: tnero@jps.net
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 4:45:55 PM

I am writing in support of the application SUBFY2025-0002.

The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you for your dedication and service,

Terri Nero
4675 N Savannah Lane
Garden City, ID

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From: [Todd Bennett](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 5:14:32 PM

To whom it may concern:

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Todd Bennett
1388 E Tuttle St.
Silvercreek Realty Group
208-447-7970
Boisetodd@gmail.com

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From: [Tom Murray](#)
To: [planning](#)
Cc: [Tom Murray](#); [Kaylin Murray](#)
Subject: Fwd: Re SUBFY2025-0002
Date: Saturday, June 28, 2025 2:11:26 PM

To whom it may concern;

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you for your consideration,

Tom and Kaylin Murray

1735 S Riparian Way Eagle, ID 83616 714.931.9756

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From: [Vicki and Chuck Malloy](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Saturday, June 28, 2025 12:58:23 PM

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Vicki Malloy

5700 N Rio Lomas Ave

Meridian Idaho 83646



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You are receiving this email because you are either a member of Plantation, a Plantation HOA member, or have indicated an interest in saving Plantation Golf Course from development.

Our mailing address is:

Save Plantation
PO Box 140124
Garden City, ID 83714-0124

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From: [Vince Derig](#)
To: [planning](#)
Date: Saturday, June 28, 2025 2:54:45 PM

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward

Vince Derig

6900 w McMullen

Boise, I'd. 83709

Sent from my iPhone

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