

**From:** [Benny Johnson](#)  
**To:** [planning](#)  
**Subject:** I am for SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 1:28:17 PM

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Hello,

**As a native Idahoan, who was born and raised just up the road near Capital High School, 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.**

Regards,

Benny Johnson  
5415 N. Edinburgh Way  
Boise, ID 83714

---

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**From:** [Bob DeBolt](#)  
**To:** [planning](#)  
**Subject:** Re: SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 3:51:35 PM

---

Garden City Development Services Department  
Via email: [planning@gardencityidaho.org](mailto: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.

--

**Bob DeBolt**

**4670 Savannah Ln.**

**Garden City, Id 83714**



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**From:** [Clayton Miller](#)  
**To:** [planning](#)  
**Subject:** Garden City Development Services Department: SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 5:45:17 PM

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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.

Furthermore, I would like to comment we moved to Garden City to be closer to the River Club, enjoy the greenbelt, breweries and positive development trajectory Garden City has to Offer. We are Very supportive of this development.

Sincerely,

Clayton Miller, D.O.

6560 West Plantation Lane.  
Garden City, Idaho 83703.

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**From:** [Clint Sievers](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 9:34:18 AM

---

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.

thank you, Clint Sievers

4425 n cartwright rd., boise, id, 83714

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**From:** [Eric White](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 10:50:29 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.

Eric White

2414 W Sunset Ave. Boise Id. 83702

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**From:** [james.gorczyca](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 8:56:23 PM

---

Re: SUBFY2025-0002

Via email: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

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.

James Gorczyca

6261 W Ina Dr

Boise Idaho 83703

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**From:** [Janet Young](#)  
**To:** [planning](#)  
**Subject:** Support of SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 11:30:22 AM

---

To the Garden City Planning and Zoning Commission

Re: SUBFY2025-0002

Via email: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

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.

Janet Young

4662 N Jullion Way

Boise, ID 83704

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**From:** [Merridee Wark](#)  
**To:** [planning](#)  
**Cc:** [Jim Wark](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 12:36:24 PM

---

TO: Garden City Development Services Department

FROM: Jim & Merridee Wark

RE: SUBFY2025-0002

DATE: Sun, Jun 29, 2025

We are writing in support of the application SUBFY2025-0002.

We have been members of the River Club (formerly The Plantation) for over 30 years; and, we live on #1:: this is OUR home, & we LOVE it! Will Gustafson has done a fabulous job improving our course, & therefore, our lives here; and, we **totally** support all he's done & his plans for future development & improvement, which we are confident will enhance our lives for many years to come...

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 affected & concerned citizens, we strongly urge you to move this application forward to final approval.

Respectfully submitted,

Jim & Merridee Wark

4715 Savannah Lane, Garden City, ID 83714

Sent from my iPad

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06.29.2025

Garden City Development Services Departmen

Via email: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

Re: SUBFY2025-0002.

Ladies and Gentlemen:

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,

John Huffman (signed electronically)

6225 N Pierce Park Ln

Boise, ID 83714

**From:** [JORI and MURALI BATHINA](#)  
**To:** [planning](#)  
**Subject:** Support the River Club SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 7:05:34 AM

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I am writing in support of the application.

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,

Jori Bathina

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**From:** [Josh Kingsley](#)  
**To:** [planning](#)  
**Subject:** River Club: SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 5:17:42 PM  
**Attachments:** [image001.png](#)

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Dear Garden City Commissioners and Garden City Planning and Zoning Commission,

I am writing this email to voice my opinion **FOR** the revised development proposed for The River club within SUBFY2025-0002. This development is necessary and beneficial for the Garden City community and members of The River Club.

Regards,

-Josh Kingsley

my opinion that the proposed development is needed for the community of Garden City and the Members of the River Club.

**Josh Kingsley** | Senior Vice President | Pacific NW Area Lead

J.S. Held LLC

1775 W State St P.O. Box #114, Boise, ID 83702

Office 208-617-9072 | Mobile 208-617-9072

[email | jsheld.com](mailto:email@jsheld.com)



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**From:** [Judi Branch](#)  
**To:** [planning](#)  
**Subject:** River Club  
**Date:** Sunday, June 29, 2025 4:41:27 PM

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Re: SUBFY2025-0002

Via email: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future of Garden City and the River Club. We don't live on the course or in Garden City we have been members of the club for 32 years. To us it isn't a golf course it is a community we love . We are smart enough to know that if the development on State Street doesn't happen it isn't economically feasible to update and maintain the course. Please vote in favor.

Judi and Gerry Branch

11393 W Daniel Street

Boise, ID 83713

Sent from my iPad

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**From:** [Justin Stenquist](#)  
**To:** [planning](#)  
**Cc:** [Justin](#)  
**Subject:** Letter of Support for River Club Development Project- SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 9:54:52 AM

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## Letter of Support for River Club Development Project

**TO: Garden City Planning & Zoning Commission**

**FROM: Justin Stenquist**

**DATE: June 29th, 2025**

**RE: Strong Support for SUBFY2025-0002 - River Club Brighton Development Project**

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Dear Members of the Garden City Planning & Zoning Commission,

I am writing to express my **enthusiastic and unwavering support** for application SUBFY2025-0002 submitted by Brighton Development, Inc. As a proud member of the River Club and resident of Garden City, I urge you to approve this vital project that will secure the future of one of Garden City's most valued recreational assets.

### Why This Project Deserves Your Approval

The River Club's partnership with Brighton Development represents **progress over status quo**—exactly the kind of forward-thinking leadership Garden City needs. This collaborative project operates within the approved Specific Area Plan SAP2023-0001 while delivering significant community benefits through the River Club's commitment to serving our community.

#### Key reasons for immediate approval:

**Strategic Positioning:** Garden City sits in a prime location between Eagle and Boise, where similar high-quality developments are already underway. If we don't keep pace with community demands, our residents will take their dollars to neighboring recreational facilities, reducing our tax revenue opportunities.

**Economic Competition:** We should be competing at the highest level to be the next great place to operate, live, and do business. This development positions Garden City to capitalize on our strategic location and attract residents and businesses from Eagle and Boise.

**Business Development:** This project will generate countless business opportunities—from coffee shops to health and wellness services. The small business ecosystem that emerges around quality developments like this creates jobs and drives local economic activity.

**Community Building:** The River Club creates profound connections within our community through friendships, activities, and shared experiences. Under the passionate leadership of Will and Karen, who are incredibly detail-oriented and share our love for the outdoors, the club has been transformed. I consistently hear members say "this place used to be a lot different—it's so much better now. We love it here. We love the club. We love the people." The current ownership has made all the difference, creating a space where families gather,

friendships flourish, and community bonds strengthen. This development ensures these vital social connections continue to thrive.

**Environmental Stewardship:** This project maintains our cherished outdoor environment along the river while enabling responsible development. It's an innovative way to preserve natural spaces within our growing community.

**Progressive Leadership:** Garden City must drive the direction of growth rather than resist it. The River Club's partnership with Brighton represents the kind of popular, innovative development that serves our residents' needs while positioning us as a forward-thinking community.

**Responsive Design:** The River Club and Brighton's collaborative application actually reduces residential units in the eastern section and prohibits traffic through existing neighborhoods, demonstrating genuine responsiveness to community input.

While I respect that some neighbors have concerns, I believe the vocal minority opposition does not represent the broader community interest. The River Club serves hundreds of members and thousands of guests annually, contributing to local business, property values, and community vitality. The development as proposed minimizes impacts on existing residential areas while maximizing benefits for the entire Garden City community.

### **A Progressive Vision for Garden City**

The River Club's partnership with Brighton embodies the kind of balanced, innovative development that defines successful communities. This collaboration will preserve our beloved River Club's role as a community cornerstone while demonstrating Garden City's commitment to thoughtful progress.

**I strongly urge the Planning & Zoning Commission to approve SUBFY2025-0002.** Garden City has the opportunity to lead by example—showing how communities can embrace positive change while preserving what makes them special. The River Club's commitment to fostering friendships, activities, and connection to our natural river environment through this partnership is too valuable to lose to inaction.

Don't let a vocal minority in fear of positive change derail progress that benefits the entire community. **Choose progress over status quo. Choose community over division. Choose approval.**

Thank you for your consideration and your service to our community. I look forward to attending the July 8th meeting to voice my support in person.

Respectfully Submitted,

- Justin

*Proud River Club Member and Garden City Resident*

**Justin Stenquist**

CEO, Executive Director, Bluebird Health



justin.stenquist@bluebirdhealth.com  
208-336-9898 | 801-473-3014  
bluebirdhealth.com

---

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From: Karen Tino  
To: SUBFY 2025-0002  
Subject: SUBFY 2025-0002  
Date: Saturday, March 29, 2025 11:22:00 AM

---

To GC Planning and Zoning,

I am a member of the River Club and a resident of Garden City. I am writing in support of SUBFY 2025-0002.

This project will positively impact the future of the River Club. Please approve.

Karen Tino

9408 W. River Beach

Garden City

Sent from my iPhone

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[mod\\_id=11&mod\\_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5fc9fc34e5446b0b976f9982459183080a43b72288ddb03f2734d4bf76ce580f23d490c5d5a32bb27444adfeaf74b111a1844340beb97490781761494953365ca016111aa840d5b7d93a4e3f5ff347170b2b090c9a28d11103cf8928ec7f0c3f47d0111184dcb50e4ad09b22ea51d5aeae0c148f9d83ec9913e090b89514e09d8c524dbdd4cff48606a4b3d5f3a2a7052772dcb34bef1970e](https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5fc9fc34e5446b0b976f9982459183080a43b72288ddb03f2734d4bf76ce580f23d490c5d5a32bb27444adfeaf74b111a1844340beb97490781761494953365ca016111aa840d5b7d93a4e3f5ff347170b2b090c9a28d11103cf8928ec7f0c3f47d0111184dcb50e4ad09b22ea51d5aeae0c148f9d83ec9913e090b89514e09d8c524dbdd4cff48606a4b3d5f3a2a7052772dcb34bef1970e)

**From:** [Kathleen Zielinski](#)  
**To:** [planning](#)  
**Subject:** Re: SUBFY2025-0002.  
**Date:** Sunday, June 29, 2025 9:18:47 AM

---

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.

Kathleen Zielinski

3535 N. Plantation River Dr.

Boise, Idaho 83703

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**From:** [Kevin Helmick](#)  
**To:** [planning](#)  
**Subject:** Garden City Development Services- RE: SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 11:20:03 AM

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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.

Thank you,

Kevin & Diana Helmick  
479 W Terra Cotta Lane  
Boise ID 83702

**Kevin Helmick** | Branch Leader  
**Mobile** (208) 860-0007  
NMLS # 470444  
[kevin.helmick@movement.com](mailto:kevin.helmick@movement.com)  
2965 E Tarpon Dr Suite #180  
Meridian, ID 83642  
[www.kevinhelmick.com](http://www.kevinhelmick.com)  
["To Schedule a meeting-click here"](#)

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**From:** [Kimberly Beswick](#)  
**To:** [planning](#); [kimbewickfam@gmail.com](mailto:kimbewickfam@gmail.com)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 6:15:50 PM  
**Attachments:** [image.png](#)

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Garden City Development Services Department  
Re: SUBFY2025-0002

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 and a huge majority of residential owners support the plan.

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. Keeping the golf course open provides jobs to the community and recreation opportunities to RiverClub members and guests as well as a beautiful backdrop to home owners surrounding the course.

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



Kimberly Beswick  
3778 W. Neville Ranch Court, Garden City ID, 83714

208-573-4349

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**From:** [LACY HAZEL](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 9:10:11 PM

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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.

Lacy and Joe Hazel

1112 W Main St, #605

Boise, ID 83702

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**From:** [Laurie Luke](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 9:13:15 PM

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RE : SUBFY2025-0002

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.

Respectfully,

Laurie Luke-Strong

Garden City Resident

River Club Member Since 2018

Address: 4705 Savannah Lane Garden City, ID 83714

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**From:** [Lisa Gardner](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 7:43:46 AM

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Good morning.

I'm writing to make sure that I show my support for the amazing improvements and continued work that is being done at what is now called The River Club. I have played in many golf tournaments there and have been invited as a guest, to what was Plantation, throughout the years but I couldn't have imagined in my wildest dreams the potential the land had. I have now been a member since the fall of 2019 after moving just off of Lakeside Drive. When we bought our home we were told we had just made the best investment because of what was going to take place at plantation golf course. I couldn't understand it then but I sure understand it now.

When we became members, the place appeared to be falling apart. The clubhouse was in desperate need of repairs and a remodel, the kitchen did not have the capacity to produce fresh dishes, made of fresh produce and meats, and really only had the capacity to bring in frozen foods. To say the golf course was bad is an understatement. It felt like a public golf course that was slowly slotted for abandonment. It just felt like whoever owned it no longer cared. Little did we know, that it had just been purchased by a new owner.

Not only has The River Club become a place where my family can enjoy golf but we now spend time there nearly every single day because there is so much more that it offers. I am now an avid Pickleball player, began playing golf again, and spend countless hours at the adult swimming pool meeting up with friends when all of our activities are done.

Just last night, we watched the sunset behind a singer that was brought in to play for us while we all dined. Before the night was done, members were dancing to their favorite songs and asking for just one more before the gentleman left.

The River Club is full of such diversity. We have multiple generations that are members and use the club to stay connected with each other. You will find all age groups, and people from all backgrounds and industries coming together. Without the River Club, there's no way I would've met such wonderful community members. I have friends from across the valley who have sought out and purchased homes close to the club because they too have become daily visitors. Others are just waiting for the right property to become available so they too can be a golf cart away from the clubhouse.

We were members of Crane Creek for 10 years, but it just didn't feel the same. We held onto dual membership for four years before deciding that we only wanted to belong to the River Club. At the River Club, the owner, Will, gets to know each family personally and by name. He wants to hear your ideas and wants to get to know you personally. A unique occurrence at the River Club is that even if you are a member, your children can get a job at the club. If you have a company you own, Will is interested in learning more about it to see if your company can provide services to the Club as he wants to do business with friends rather than contract out to an unknown person. When Will learned of the details of the fundraiser golf tournament, I was hosting, he immediately informed me that he wanted to make a personal donation. And he did donate!!!

I appreciate that we have been kept up to date on every detail of the changes that are to come. I wholeheartedly believe that Garden City is a better place because of the plans that Will has and that Brighton can deliver. We are fortunate to have this opportunity and I do not want to see this beautiful property chopped up and sold off into individual homes where there has been such beautiful green space for the community, deer and other wildlife since 1917!

Please make it possible for our families to continue to come together at The River Club.

Lisa M. Gardner  
208-921-4507

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From: [Lori Jackson](#)  
To: [\[REDACTED\]](#)  
Subject: [\[REDACTED\]](#)  
Date: Sunday, June 29, 2025 11:38:46 PM

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Hello,

I am writing in support of the application SUBFY2025-002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Sincerely,

Lori Jackson  
4848 Rivervista Place  
Garden City, ID 83714  
Sent from my iPhone

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**From:** [Mark Johnson](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025 - 0002 Application Process  
**Date:** Sunday, June 29, 2025 4:35:00 PM

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Dear Garden City,

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

Our community needs a well designed, carefully planned development to ensure the future sustainability of the golf course and the open space the Plantation homeowners enjoy.

A project on 25 acres of the River Club golf course adjacent to State St is inevitable....this proposal represents the best possible option for the golf course and the neighborhood.

I am part of a large majority of Plantation neighborhood homeowners in favor of this. Please strongly consider how 80% of our community feels about the application.

Mark and Christina Johnson  
6281 W Plantation Ln, Boise, ID 83703  
(208) 866-3631

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**From:** [Mark Broz](#)  
**To:** [planning](#)  
**Subject:** Support of SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 10:30:02 AM

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I am writing in support of the application SUBFY2025-0002. It will be a great additon to Garden City.

Mark Broz  
8420 Pierce Park Road  
Garden City Idaho 83714

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Dear Planning & Zoning Commission,

Please accept the following letter as my formal public comment in support of application SUBFY2025-0002.

---

Michael Bonocore  
6306 W Lucky Ln. Boise, ID 83703  
[mbonocore@gmail.com](mailto:mbonocore@gmail.com)  
415-515-0641

June 29, 2025

Garden City Planning & Zoning Commission  
6015 Glenwood Street  
Garden City, ID 83714

Via email: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

**RE: In Support of Application SUBFY2025-0002**

Dear Chair and Members of the Planning & Zoning Commission,

I am writing to express my wholehearted support for the Stateside Subdivision application (SUBFY2025-0002) submitted by Brighton Development. As a four-year member of The River Club and a resident of Lucky Lane, living just a short walk from the clubhouse, I have a deeply personal and vested interest in the future of our neighborhood and the State Street corridor.

This project represents a pivotal opportunity for Garden City. It will transform an unneeded portion of the golf course into a beautiful, modern gateway for our community. The addition of high-quality, owner-occupied townhomes will not only enhance the aesthetic of an outdated stretch of State Street but will also significantly increase the city's tax base, all while preserving the vast majority of the green space that makes the River Club so special, and vital to all residents of Garden City.

As a member, I am keenly aware that the club is in desperate need of major capital improvements, most critically a complete overhaul of its failing irrigation system. This development is not merely a proposal; it is the financial engine that will fund these essential upgrades and secure the long-term viability of the River Club and its nature-filled open space for generations to come. The choice before us is not between this project and the status quo, but between this well-planned development and the potential decline of a vital community asset. Supporting this application is a direct vote to "Preserve the River Club."

Brighton Development's reputation for excellence gives me confidence that this will be a premier development we can all be proud of. This is our chance to secure a landmark project for Garden City. The alternative is not a guarantee that the land remains untouched, but the risk of a future, less desirable, or cookie-cutter development that lacks the quality and soul of what Brighton has proposed.

This project is the right plan, at the right time, with the right developer. It ensures the positive growth of Garden City while protecting a cherished institution. I strongly urge you to approve the application for SUBFY2025-0002.

Thank you for your time and for your service to our city.

Sincerely,

Michael Bonocore

**From:** [Mike Strong](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 9:17:59 PM

---

SUBFY2025-0002

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.

Mike Strong

Garden City Resident

River Club Member Since 2016

4705 Savannah Lane Garden City, Idaho 83714

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**From:** [Monica Bristow](#)  
**To:** [planning](#)  
**Subject:** SUBFY2015-0002  
**Date:** Sunday, June 29, 2025 4:33:00 PM

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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 (River Club) 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.

Monica Bristow

8969 W Pandion Lane, Garden City

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**From:** [R.B](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002, River Club Golf course  
**Date:** Sunday, June 29, 2025 7:48:43 PM

---

Re: SUBFY2025-0002.

We support the proposed improvements to State Street and the River Club Golf course!!! The River Club is over 107 years old...it needs to remain part of the Garden City/Boise vibe....improvements are needed...

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.

Ritch and Maggie Blackstead

13598 w Elmspring st

Boise, ID 83713

208 899 5748

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**From:** [Robin Gorczyca](#)  
**To:** [planning](#)  
**Subject:** River Club  
**Date:** Sunday, June 29, 2025 8:54:48 PM

---

Please allow improvements to River Club. The plans for the future are needed and beautiful. 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.

From Robin Gorczyca  
6261 W Ina Dr  
Boise Idaho  
[robingorczyca@icloud.com](mailto:robingorczyca@icloud.com)

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**From:** [Solymar Palm](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 8:46:18 AM

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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.

Solymar Palm

4800 Willow Lane

Boise 83703

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JUNE 29, 2025

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.

Steven Smock



**From:** [TroyLittle@BC.com](mailto:TroyLittle@BC.com)  
**To:** [planning](#)  
**Subject:** Support for the River Club  
**Date:** Sunday, June 29, 2025 9:36:35 PM

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I am emailing in support of the planned development of the River Club. My wife and I have purchased 6367 Plantation Lane and have joined the River Club based on all the current and planned improvements. A vocal minority of Plantation HOA members that are suing the developer do NOT represent the majority of the HOA members that live in the Plantation subdivision. Please approve the planned development.

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**From:** [Vicki White](#)  
**To:** [planning](#)  
**Subject:** SUBFY2025-0002  
**Date:** Sunday, June 29, 2025 10:01:10 AM

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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 White

2024 W Sunset Avenue

Boise, Idaho. 83702

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[William Whitney](#)  
From: [William Whitney](#)  
To: [William Whitney](#)  
Subject: [William Whitney](#)  
Date: Sunday, June 29, 2025 12:38:00 PM

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My name is William Whitney. I live at 4535 Savannah Ln on the first hole of the River Club of which I'm a member. On my street in the Plantation Development, I'm friends with more than half of the residents, most of who are also members at the club. We have been very fortunate to have such great ownership and management with Will, Karen, and Jayson. I've been around golf clubs throughout my life, and I have never been associated with any club quite like ours. We are a family and it has filtered down from the leadership of our club. Although I've only been a member for 6-7 years, I have made friendships that will carry on through the rest of my life.

I'm writing this letter because there is a small contingency within the plantation community that is trying to stifle the development of our club. The group called Preserve Plantation does not represent me or any of the neighbors I'm friendly with. This group trying to stop the development has no idea of the pulse of this community as many of them are snow birds that leave the area for a good part of the year. I urge the commission not to pay attention to this group that calls themselves Preserve Plantation, because they quite obviously do not have the best interest of the neighborhood or our community at heart.

The original Plantation Country club was built in 1917 and should be an Idaho Historical landmark, as it was the first course in all of Idaho. Now known as the River Club, my hope along with my family of members and neighbors urge you not to allow this minority of miscreants stop the creation of a new and improved club that will stand for many years to come.

Sincerely

William Whitney

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