

From: [Barbara Motooka](#)
To: [planning](#)
Subject: Support for SUBFY2025-0002 – River Club Improvements
Date: Tuesday, July 1, 2025 1:44:21 PM

Dear Planning & Zoning Commission,

As a Boise resident and a member of The River Club for the past five years, I'm writing in support of the proposed development under SUBFY2025-0002.

Although I live in Boise, I regularly spend time in Garden City and care deeply about its vitality and character. The River Club is not only a place of recreation but also a key part of the open space and community identity that connects our two cities. The improvements proposed in this development reflect the vision set forth in the Specific Area Plan approved by Garden City's Council two years ago and represent a thoughtful, balanced approach to growth.

Importantly, this project helps ensure the long-term sustainability of the golf course and surrounding green space—an amenity valued by members, neighbors, and the wider community alike. Preserving this open space while accommodating future needs is a benefit to the entire region.

Thank you for your thoughtful consideration. I respectfully encourage your approval of this application.

Sincerely,
Barbara Motooka
415 S Sierra Dr
Boise, ID 83705

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From: [David Foster](#)
To: [planning](#); gm@riverclubboise.com
Subject: WE SUPPORT THE RIVERCLUB!!
Date: Tuesday, July 1, 2025 12:51:33 PM

Hello Planning Team,

We are in full support of the Riverclub expansion and the great things they are doing there.
What a great club and community organization!

Warmly,



David Foster | Owner

Smart Homes | Networking

AV/HiFi Audio | Home Theater

📞 208.781.8301

📠 208.469.3034

🌐 BoiseSmartHomes.com

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From: [Donald Weese](#)
To: [planning](#)
Subject: Opposition to SUBFY2025-002 Stateside Subdivision (Brighton's River Club Townhomes proposal). P&Z meeting July 8, 2025
Date: Tuesday, July 1, 2025 1:32:27 PM

My wife and I purchased a home at 6274 N. Fair Oaks Pl in December 2024. Based on previous Planning and Zoning Commission meetings it seemed that a consensus had been reached that access or connectivity to N. Fair Oaks Pl would not occur. We are very dismayed that the Brighton Corporation is pulling what seems to be a "bait and switch" in regard to what had previously been approved by the Planning and Zoning Commission. The updated submission from Brighton is a significant deviation from the previously approved development plans which will significantly impact the homeowners of N. Fair Oaks Pl and other parts of the Plantation Subdivision. The updated Brighton plans now include a large access gate from N. Fair Oaks Pl into the new development. There are also a number of other changes which are significant deviations from the previous previously approved development plans. There had been multiple attestations from the developers that there would be no access onto N. Fair Oaks Pl. I had also heard mentioned at previous meetings that access from the new subdivision onto N. Fair Oaks Pl would somehow give access or "connectivity" to the Greenbelt. This is not true since there is no public access to the Greenbelt from within the Plantation Subdivision.

We are not opposed to thoughtful development, but we are opposed to development which will significantly impact the quiet and tranquil nature of the Plantation Subdivision and have a negative effect on property values.

We feel that there is a significant pending legal issue that the the Planning and Zoning Commission may not have adequately considered. That issue is the existing Plantation Master Declaration and the pending litigation which should answer the question of whether the Plantation Master Declaration and CC&Rs also apply to the golf course and by extension, any development of the golf course. We feel very strongly that this is an important legal issue and any decision regarding the development of the golf course should be put on hold until the Fourth District Court's ruling comes down. If the court rules that the Plantation Master Declaration does apply to the golf course then the property owners within the Plantation subdivision would have a significant say in any development which would take place. We feel that the Brighton Corporation is trying to push through an approval prior to the judge handing down a ruling which could significantly impact their development plans.

We request that the Planning and Zoning Commission postpone the approval of Brighton's development plans until the Fourth District Court renders a decision regarding whether the Plantation Master Declaration and CC&Rs also apply to the golf course and any development of the golf course.

If the Planning and Zoning Commission decides to move forward with a decision regarding Brighton's proposal, then we request that the newly proposed access gate and any other form of connectivity to N. Fair Oaks Place be denied.

Thank you for your time and consideration.

Respectfully,
Donald and Michelle Weese

6274 N. Fair Oaks Pl., Garden City, ID.

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From: [Joe Bleymaier](#)
To: [planning](#)
Subject: SAP2023-0001
Date: Tuesday, July 1, 2025 12:43:46 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.

Joe & Marcia Bleymaier
6645 Lakeside Dr, Garden City, ID 83714

Sent from my iPad

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From: [Linda Snowden](#)
To: [planning](#)
Subject: Fwd: SUBFY2025-0002: The Brighton Project
Date: Tuesday, July 1, 2025 6:13:58 PM

Sent from my iPad. Original sent 6/30/25 to wrong email address.

Begin forwarded message:

From: Linda Snowden <omi12@me.com>
Date: June 30, 2025 at 12:23:57 PM PDT
To: planning@gardencity.org
Subject: SUBFY2025-0002: The Brighton Project

Sent from my iPad

We, Peter and Linda Snowden, members of the Plantation Master Association, residing at 3400 N. Plantation River Drive, Garden City, support approval of the Brighton Project for two important reasons:

1. "Preserve Plantation", the opponents to the Brighton Project, claim to represent the interests of all Plantation Master Association ("PMA") homeowners, which they emphatically do not. They had their chance to represent the PMA at the November 12, 2024 PMA election when they were voted out as officers of the PMA by a 3 to 2 margin in a classic demonstration of small town democracy in action. That election was the most heavily attended meeting in PMA history and all sides were well represented. They lost because they were not transparent and incompetent. Since their loss they have taken a scorched earth approach of continuous harassment of the PMA and of the River Club which has been led by Will Gufstason, causing a waste of time and money for the PMA and Garden City.
2. The Brighton Project is a continuation of the actions of River Club ownership (construction of new facilities for pickleball, bocce, golf simulator, etc.) which have made a measurable increase in the value of all homes in the PMA from the benefit of homeowners and for the benefit of Garden City in the form of increased property tax revenues.

Sincerely,
Peter and Linda Snowden

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From: [Robert Butler](#)
To: [planning](#)
Subject: P&Z Meeting Regarding The River Club
Date: Tuesday, July 1, 2025 1:12:52 PM

My name is Scott Butler. I live at 2111 E Shalimar Dr in Eagle Idaho. My wife Suzi and I have been members of the River Club formally known as The Plantation Country Club since 2008. During this time we have made life long friends which are more like family to us. This includes the staff as well as the members.

Since Will has purchased the property we have seen many positive changes to the club house and the surrounding area. Looking forward to the changes proposed for the golf course. These changes will give the course a new fresh look that has been needed for some time. I think these changes will enhance the whole area and provide a beautiful view for all of the adjacent homeowners.

I know there is a small vocal group not wanting this project to move forward. Will has made numerous concessions to appease these people but to no avail. If this project does not move forward the golf course will be replaced by a housing development. I personally think this would be a travesty. Garden City would lose a beautiful area, a thriving business employing many individuals. And we would lose a location where we can socialize with our fellow golfers.

I would hope that the Garden City P&Z would not listen to the small group of people who are against this project, and allow Will and his development group to finish what they have started and what the membership of the River Club would like to see completed.

Respectfully,
Scott Butler

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