

From: [Katherine](#)
To: [planning](#)
Subject: River Club/Plantation development
Date: Tuesday, June 24, 2025 10:57:09 AM

Dear Planning Commissioners,

We are in favor of having the River Club/Plantation remodel/development be built, to allow needed housing and keep the green space of the River Club golf course for our city.

Thanks,
Katherine & Leon Panos
8349 W. Creekrun Way
Garden City, ID 83714

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From: [Erik Helgeson](#)
To: [planning](#)
Cc: [Erik Helgeson](#)
Subject: Writing in support of SUBFY2025-0002 The River Club
Date: Tuesday, June 24, 2025 11:23:38 AM
Attachments: [Outlook-signature .png](#)

I am writing this letter in support of SUBFY2025-0002 and the proposed development of the River Club Golf Course.

I lived on Plantation River Dr. from 1998 - 2016 and was and (am again) a member of the golf course and club for over 12 years. My wife and I left the club in 2016, when we moved to Eagle, Idaho, and hadn't been using the club enough to justify the monthly dues. However, we rejoined the club this past March of 2025, and I must say, the vision of ownership and management has got me excited about the future and long-term viability and sustainability of The River Club.

What concerns me as well is that if the club is not allowed to move forward on the proposed development plan, they would most likely close. Then, if that occurs, the land would be sold, and then there will potentially be even more homes being built and more traffic for State Street and those that drive along it- every day- like I do.

The River Club is a beautiful place- and this plan will keep it that way.

Thank you for your time and attention.

Erik Helgeson

Erik Helgeson | V.P. Western States Area Manager
1161 W River St #210, Boise, ID 83702
P: 208-331-4120 M: 208-803-1880
wltic.com



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From: [James Cannon](#)
To: [planning](#)
Subject: Letter of support for SUBFY2025-0002
Date: Tuesday, June 24, 2025 11:31:10 AM

Dear Commissioners,

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

1. Alignment with Garden City's Vision

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

2. Diverse, Inclusive Housing Options

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

3. Green, Resilient Design

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

4. Commitment to Safety & Connectivity

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

5. Thoughtful Conditions to Address Staff Concerns

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

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

Thank you for your careful consideration.

Sincerely,

James Cannon

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From: [Shawn Reilly](#)
To: [planning](#)
Cc: savetheriverclub@gmail.com; Ware.Jeff@gmail.com; [Cindy Reilly](#)
Subject: Support for the Brighton Development (SUBFY2025-0002)
Date: Tuesday, June 24, 2025 11:49:37 AM

Shawn & Cindy Reilly
5763 W Plantation Way
Garden City, Idaho

June 24, 2025

Gardencity Planning & Zoning Commission
City Hall
City of Garden City

Dear Commissioners,

As a proud member of the River Club community and a neighbor living on the 14th hole, I, Shawn Reilly, along with my wife Cindy, am writing to express our wholehearted support for the Brighton development (SUBFY2025-0002).

Over the past 5 to 10 years, the Boise, Garden City and Treasure Valley regions have experienced unprecedented growth. In this context, thoughtful and well-planned development like the Brighton project is exactly what we need to sustain the positive growth trajectory while maintaining the high quality of life we all cherish. We believe this development aligns perfectly with the approved Specific Area Plan and will play a critical role in securing the future of our beloved golf course and community assets.

Being residents and neighbors, we appreciate that this development is in the best interest of all parties involved—residents, local businesses, and future generations. We sincerely encourage the Planning & Zoning Commission to approve this project, recognizing its potential to enhance our community and support the continued success of the Treasure Valley.

Thank you for your consideration and for all your efforts in managing responsible growth in our community. We are grateful for the opportunity to voice our support and hope for a positive outcome.

Sincerely,
Shawn & Cindy Reilly

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From: [Gary Spiers](#)
To: [planning](#)
Subject: Support for SUBFY2025-0002
Date: Tuesday, June 24, 2025 12:21:20 PM

Garden City Planning & Zoning Commission

I have been a member of The River Club (former Plantation Golf Course) for over 20 years and owned a house on the course for a while. I believe in the Specific Area Plan which was approved by the City Council 2 years ago. I believe it is a good plan, and I am in support of SUBFY2025-0002.

It will be a good development for the area, and it ensures the golf course will remain for years to come which I look forward to. The course is great for the community and I think it would be devastating to see it go away!

Thanks,
Gary

Gary Spiers

Coldwell Banker Tomlinson

Business/Commercial Agent

Former Albertson's Idaho Division VP

Cell: (208) 850-5226

Office: (208) 336-3393

2512 W. Navigator Drive Suite 100

Meridian, Idaho 83642

www.thespiersgroup.com



(Directions: I-84 Ten Mile Exit North, Turn Right at first light (Vanguard), take 2nd round-about right, turns into Navigator Drive, office is on the left side). Capital Eleven Building.

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From: beachguy967@yahoo.com
To: [planning](#)
Subject: SUBFY2025-0002
Date: Tuesday, June 24, 2025 12:41:39 PM

To whom it may concern:

My name is Chris Tillman and I live at 6253 N Fair Oaks place. I am writing to voice my approval for SUBFY2025-0002. At first I was concerned that the private the cul-de-sac I was living in would be opened up to traffic (both pedestrian and possibly motorized vehicles), but after seeing new plans and the buffer area, I think this will be sufficient. It will be kind of sad seeing all that green area go, but I am excited for the well-needed course revamp. I am just voicing for the record, that I approve, but a buffer and green space needs to be maintained at the end of our cul-de-sac, which is the case with the most recent plans I have seen. Just trying to make this brief. Thank you for your time and consideration.

-Chris and Maire Tillman

[Sent from Yahoo Mail for iPhone](#)

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From: [Mary Jo Nyblad](#)
To: [planning](#)
Subject: Brighton Homes River Club
Date: Tuesday, June 24, 2025 1:52:38 PM

I wish to express my whole hearted support for this project. With almost 40 years of building products/building experience with Boise Cascade I have seen what a great quality builder and good neighbor Brighton Homes is.

We joined the River Club (Plantation Country Club) in 1994. Over those years we have seen many, many changes. But since Will Gustafson has purchased the club we have seen monumental and very significant quality changes to the club and its membership.

As long as Brighton Homes follows city rules I say let's break ground and get in with the next chapter in the courses history.

Thank you for your consideration of my remarks.

Mary Jo Nyblad
6540 W Plantation Ln,
Garden City
208-890-4962

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From: [Becky Zimmer](#)
To: [planning](#)
Cc: [Trinity Zimmer](#)
Subject: Brighton development, SUBFY2025-0002 - Support
Date: Tuesday, June 24, 2025 2:25:06 PM

To Whom It May Concern,

I've been involved with The River Club fka Plantation Golf Course for over 10 years. Upon learning about the sale and development my heart sank. However, as the years have progressed, I've found the owner of the River Club, William to be above board and a man of his word. I feel if the development is not allowed to continue it will put a gem of Garden City at risk for total development. Unfortunately, the prior owners American Golf used Plantation as their money maker. They did not reinvest in infrastructure for the buildings or the course. Since the clubs new owner the golf course is now a destination for families, golfers, businesses etc. It has become a huge part of the community.

As for the golf course running along state street it has become dangerous for both motor vehicles and golfers. Many people through the years have complained about the increase of balls going into state street and causing windshield damage and even car accidents. Because state street is so loud from all the increase in traffic with more increasing traffic coming you can no longer on the golf course hear if someone has hit an errant ball your way. I was struck in the head a few years ago with that very thing happening.

For good or bad the state and city have decided state street should be a major corridor. It only makes sense to create a commercial buffer between the golf course and the roadway.

Unfortunately, we have a few very loud voices in opposition. The VAST majority of members and residents of the area would like to see the golf course continue as it increases the value. Those opposed to the development do not disagree with this statement.

I'm asking the board to approve Brighton development SUBFY2025-0002.

Thank you for your time,

Becky Zimmer
River Club Member
Former BSU Collegiate Golfer

From: [Gerre Pagano](#)
To: [planning](#)
Subject: Brighton
Date: Tuesday, June 24, 2025 3:15:36 PM

I am definitely in favor of the Brighton development, SUBFY2025-0002. After listening to Brighton's presentation regarding their development on part of the River Club Golf course I was very impressed. I like they will be single family dwellings and be fenced off from the rest of Plantation community where I live. It looks like their value will be in line with the rest of our community homes valuation which is very positive for our neighborhood. I strongly urge you to approve this development. Thank you,

Gerre Pagano
5945 W Sterling Ln
Garden City

Sent from my iPhone

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From: [Sheila Pugatch](#)
To: [planning](#)
Subject: Strong Support for SUBFY 2025-0002, Stateside Subdivision (6515 W. State Street)
Date: Tuesday, June 24, 2025 3:23:38 PM

Dear Esteemed Members of the Planning and Zoning Commission and City Council,

I am writing to express my unequivocal and strong support for the proposed Stateside Subdivision, File Number SUBFY 2025-0002, located at 6515 W. State Street. After reviewing the staff report and understanding the project's scope, I believe this development represents a thoughtful and beneficial addition to our community, aligning seamlessly with Garden City's vision for sustainable growth, enhanced connectivity, and improved quality of life.

This proposal stands out for several compelling reasons:

- 1. Alignment with Comprehensive Plan and Transit-Oriented Development (TOD):** The Stateside Subdivision is strategically located within designated Activity Nodes, Green Boulevard Corridors, and Residential Low-Density areas as outlined in Garden City's Comprehensive Plan. Crucially, its densities and design are explicitly supportive of the State Street Corridor TOD Plan, especially with its proximity to the Pierce Park Lane intersection identified as a secondary TOD Station. This project is a tangible step towards realizing our city's long-range transportation and land-use goals, contributing positively to regional economic vitality and aligning with the Communities in Motion 2050 plan.
- 2. Enhanced Pedestrian Safety and Connectivity:** The incorporation of the Pierce Park Lane intersection realignment, coupled with the addition of continuous multi-use pathways for pedestrians and cyclists, directly addresses critical safety concerns. This commitment to creating a safe route to school for children living southwest of schools on Gary Lane, Castle, and Pierce Park Lane is invaluable. The proposed 10-foot-wide pathway along the southern boundary further demonstrates a dedication to fostering a walkable and bikeable community.
- 3. Thoughtful Design and Community Amenities:** The development proposes 140 residential lots, introducing much-needed housing options to Garden City. A significant highlight is the inclusion of universal design features in 32% of the units, providing wide doorways, spacious hallways, lever handles, and open floor concepts, which promotes inclusivity and accessibility for all residents. Furthermore, the project dedicates an impressive 21.83% of its gross site area (97,705 sq ft) to common open space, far exceeding the 10% minimum requirement, ensuring ample recreational and green areas for residents.
- 4. Responsiveness and Adaptability:** While staff comments have identified areas for refinement, it is clear that the applicant has demonstrated a willingness to engage and adapt. The discussions around vehicular access design, including the potential for incorporating reverse-in parking provisions in CC&Rs, and the commitment to providing the 10-foot-wide multi-use pathway, reflect a proactive approach to addressing concerns. The project's consideration of the pending ORD1056-25 regarding common driveways also indicates a forward-looking perspective.

The Stateside Subdivision is more than just a housing development; it is a vital component of Garden City's future, promising to enhance safety, improve connectivity, and provide quality housing options within a well-planned community. Its alignment with our comprehensive plans and its positive fiscal impact underscore its value.

I urge the Planning and Zoning Commission and City Council to recommend and grant approval for the Stateside Subdivision, with conditions that ensure the continued high standards our city expects.

Sincerely,

Sheila

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From: [Randy Miller](#)
To: [planning](#)
Subject: Garden City Planning & Zoning - Support for SUBFY2025-0002
Date: Tuesday, June 24, 2025 6:50:00 PM

To: Garden City Planning & Zoning
Subject: SUBFY2025-0002

We are writing to you today as 9-year residents of the Plantation neighborhood and wish to show our SUPPORT for the upcoming development activities and golf course redesign.

Over the past several years improvements at The River Club have been fantastic; including improved facilities, club activities, golf course maintenance, etc. We expect future development in and around the River Club will bring about even more exciting changes and opportunities for the Plantation neighborhood and surrounding community.

River Club ownership is very engaged in both the club and its members, and their improvements have had a positive impact on the quality of life for our family. In fact, one of our children and his family recently purchased a home in the Plantation area largely due to the vibrant community and future improvements surrounding the club.

Sincerely,

Randy & Nan Miller
3441 N Plantation River Dr

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From: [Adam](#)
To: [The River Club Development](#)
Subject: [Tuesdays, June 24, 2025 7:30-80 PM](#)
Date: [Tuesday, June 24, 2025 7:30-80 PM](#)

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

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

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

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

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

Please end this madness and push these developments forward.

Thank you, Adam Krueger

6346 N Charlotte Pt

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From: [Whitney Lippincott](#)
To: [planning](#)
Cc: [Whitney Lippincott](#)
Subject: SUBFY2025-0002: In support of
Date: Tuesday, June 24, 2025 7:33:41 PM
Attachments: [image002.png](#)

To: Garden City Planning & Zoning Commission

From: Whitney Lippincott

1701 E. Brunswick Dr.

Eagle ID 83616

toksiki@outlook.com

208 890 7529

Regarding: Brighton development, SUBFY2025-0002

I am a member of the River Club, with full membership status. My family and I have been active members for 25 years, and I have seen the results of the different ownership parties through those years. I have been extremely happy with the positive changes that the current ownership has brought to the facility. I have found Will and the management team to be forthright in their intentions and fully committed to developing a top-notch golf course and country club.

I fully support the planned development of the River Club, in accordance with the submitted plan. I believe the re-design will ensure an enduring and beautiful golf facility which will attract a strong membership for many years. The opportunity to have a beautiful piece of open space, with high quality retail and housing as a part of this development is one that shouldn't be passed up in my opinion.

Thank you and please contact me if I can provide any more information on my position.

Whitney Lippincott

208 890 7529



From: [Susan Bandigard](#)
To: [Boise River Club](#)
Subject: RE: Boise River Club
Date: Tuesday, June 24, 2014 10:41:55 PM

To Whom it May Concern:

We are writing in regards to The Brighton Development - SUB# Y0254-0001, the property currently known as the Boise River Club and formerly known as Plantation Golf Course. We have resided in Garden City for over 10 years. As you can imagine we have seen many changes in the Treasure Valley, including an amazing amount of growth.

Although not ALL growth and development is good for our wonderful Community here in Garden City, what we do know is the planned development for the Boise River Club by the Brighton group is in fact very positive and the type of progress we should support.

We are and have been very active members at Plantation River Club for many years. This club is near and dear to us, and equally important to us is the continued development in Garden City and the Treasure Valley overall.

The Boise River Club is a great addition to the already existing presence of the Treasure Valley Club, our immediate neighborhood and the overall community of the Treasure Valley.

In the past 18 plus months, the changes, upgrades and modifications that have been made already are excellent and we need the positive development to continue.

As long-term residents, members of the River Club and well-known, long-term business professionals in Treasure Valley we want to express our STRONG SUPPORT of the planned development for the Boise River Club / Plantation Golf Course!

Sincerely,

Susan Bandigard
President & CEO Pioneer Title Holding Company

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