

## Dan Hollar, Public Testimony, Garden City Council, June 12, 2023

My name is Dan Hollar and we have lived at 6254 N. Fair Oaks Place in Garden City the last 29 years.

We are opposed to this SAP application for the following reasons:

### Plantation Homeowners Association

The current Plantation Homeowner Association's Master Declaration Contract, which applies to the Plantation Subdivision, its residents, as well as the entire golf course, remains in force and operative and therefore needs to be considered and adhered to with regard to any proposed development involving the 243 acres now known as the River Club property.

The Master Declaration Contract requires that the property rights of homeowners in the neighborhood need to be addressed for any changes in zoning or for development by any member of "The Plantation" development—including the golf course—which is a property owner in the neighborhood. Therefore, the owner or owners of the River Club property are prevented from developing the property because of constraints and prohibitions contained in the Master Declaration of covenants and restrictions applicable to all lots in the Plantation neighborhoods. The golf course property is a "lot" subject to those limitations, and therefore the owner of the golf course property is subject to those limitations, as are other property owners. As members of the elected Garden City Council, I believe you have a responsibility to recognize, respect and require compliance with the Master Declaration.

With this in mind, it is worth noting that in the Plantation Master Association Newsletter dated June 2013 it is written that HOA CC&Rs are enforceable and it references how the Idaho State Supreme Court agrees "in the many cases that have come before it....."

*It's also interesting to note that Mr. Kent Brown was the Plantation Master Association Director at Large at the time this newsletter was published, and, as current Vice Chair of Garden City's Planning and Zoning Commission, Mr. Brown also voted for the **approval** of the SAP application on May 24, 2023. This appears to be in conflict with the Master Declaration Contract and warrants reconsideration of the P&Z recommendation for approval.*

### Ownership of Property

With regard to ownership of the property, the ownership issue of the River Club is still unresolved and has remained a concern as outlined by the City of Garden City in a communication from the City Attorney to The City of Garden City in a letter from July of 2022. It would stand to reason that the City of Garden City, in order to protect its citizens from possible default of said development, should require a financial audit to address the question of ownership and determine financial solvency in order to complete the project as is being proposed. This would be in keeping with a commitment to transparency, as has been earlier indicated by the developer.

### Specific Area Plan (SAP) Applicability

- The amended Specific Area Plan (SAP) to build the proposed development is inconsistent with the State Specific Use Permit (SUP) Statute and Garden City's Comprehensive Plan & Code.

- The property in the application, especially the Phase 3 area, does not meet the City's definition as to where an SAP is applicable. According to Ordinance 8-6B-6, "an SAP application is encouraged for the development or redevelopment of properties defined in the Garden City Comprehensive Plan as Transit Oriented Development (TOD) Activity Nodes, or as Neighborhood Destination Activity Nodes, or as Future Planning Areas". The Phase 3 area, as identified on the Future Land Use Map, is designated for no other use other than Park/Open Space.
- Additionally, Pierce Park is NOT a Transit Oriented Activity Node in the State Street Corridor Study. The study identifies 4 TOD Activity Nodes; Whitewater, Collister, Glenwood and Horseshoe Bend roads.
- Furthermore, the State Street Corridor Study recommends higher density within a 1/4 mile of TOD Activity Nodes and therefore it is not applicable to the 22 acres proposed in the SAP application (**especially NOT the area near North Fair Oaks Place or Charleston Place - identified as Phase 3 of the proposed development**).
- There is some relevance in the application to the Neighborhood Destination Activity Node, which is on the Comprehensive Plan Future Zoning Map and is identified as State Street and Pierce Park (identified as Phases 1 and 2 of the proposed development). However, **it certainly does NOT extend off of State Street near North Fair Oaks Place or Charleston Place (identified as Phase 3)**.
- As to Code 8-5B-6, Phase 3 of the SAP is not consistent with the Garden City Comprehensive Plan, Future Land Use Map, guidelines and designation and is in conflict with the adjacent R-2 neighborhood, in that it:
  - Contains no adequate zoning standards or design regulations
  - Threatens damage to a distinctive neighborhood
  - Allows damage to existing neighborhood traffic patterns
  - Eliminates open space and landscape
  - Does not provide development that is compatible in height and scale with the existing neighborhoods
  - Does not promote the orderly planning and development of an existing R-2 neighborhood
  - Is contrary to the requirements of Code 8-6B-6, in that it does not develop "in a manner highly respectful of the natural setting" or "ensure neighborhood compatibility" or protect (an) open site in perpetuity"
- In short, Phase 3 is a threat to the existing neighborhood with no functional SAP purpose.

Furthermore, this SAP Application is in direct conflict with numerous requirements and goals as stated in Garden City Municipal Code Title 8 Development Code, specifically:

- Section 8-4A-1 – Purpose: " A) To ensure that the development of property protects the public, health, safety and welfare of the community; B) To protect property values and rights of all residents; C) To protect and enhance the community's assets and natural resources."
- Section 8-6B-6 Specific Area Plan: "The goal of this section is to ensure the orderly planning and development of land, by REQUIRING new development to:
  - Implement the goals and objectives of the city's Comprehensive Plan, including the Future Land Use Map;
  - Contribute to the social, economic and environmental sustainability of the city; Develop in a manner that is highly respectful of the natural setting; that is at a human scale and **ensures neighborhood compatibility**;
  - Designate and protect open site area in perpetuity;
  - Remain consistent with the intent of this title."

**The SAP application DOES NOT MEET the requirements for an SAP and it certainly does not protect the health, safety and welfare of the community and is certainly NOT compatible with the existing neighborhood.**

- The legal property in question is nearly 243 acres and the "Master Plan" of the full 243 acres should be included in the SAP application, per applicable Garden City Code, unless the 22 acres is being subdivided but we have not seen an application in that regard. The 22 acres is being split out for spot zoning, which constitutes improper "spot zoning" under Idaho case law. Garden City's own Rezone website specifically and clearly states: "The essential things to keep in mind is that the rezone can't constitute 'spot zoning', and it must be consistent with the Comprehensive Plan."
- The elimination of a Future Land Use Map area identified for "Future Parks/Open Space" and "Green Boulevard Corridor" by a small, localized and inconsistent zoning area, will have negative impacts to existing neighbors and Garden City citizens, and could constitute "Type Two" spot zoning under Idaho case law. In short, thrusting Phase 3 into a developed R2 neighborhood is readily discernible as Type 2 spot zoning.

## Summary

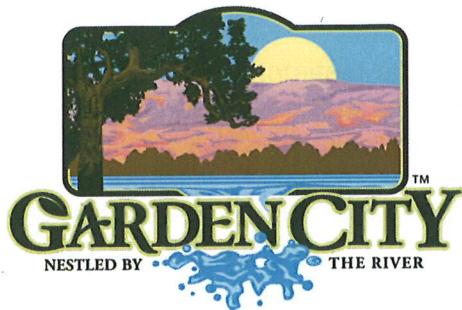
- In summary, as members of the Garden City Council you should NOT make the findings required under Garden City Ordinance and Development Code Section 8-6B-6, Specific Area Plan, to approve this Application. Per Garden City Municipal Code Title 8 Development Code all of the six factual findings stated therein must be made. This proposal fails, in that it:
  1. Is not "consistent with the Garden City Comprehensive Plan, as amended, including the future land use map"...
  2. Does not promote "the orderly planning and development of land. ...", and
  3. Does not comply "with all city zoning regulations and codes in effect at the time of the SAP application."

Garden City Code clearly states:

**"If an application does not meet one or more of the criteria above, the application shall be denied, and the reason the application does not meet the finding or findings shall be in writing."**

Thank you for your time and attention to this very important matter.





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/2023

**PLEASE PRINT LEGIBLY**

Name: David Patterson

Physical Address (City & State of residence, not PO Box):

6326 N Charleston Place  
Garden City, ID 83703

E-Mail: dpatterson65@msn.com

Voluntary Information	
Please check the following boxes if applicable:	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input type="checkbox"/>	White
<input type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Written Signature (only if not testifying)

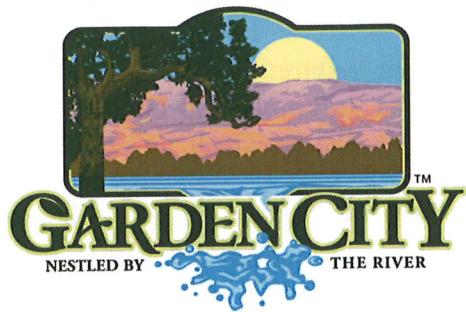
**Public testimony is limited to 3 minutes.** To reduce repetitious testimony, and best utilize your time to provide testimony we have provided a checklist of items that have been brought up through written testimony. The decision makers will be provided with this checklist.

The following is a summary of opposition that have been noted by the public. Please indicate which concerns you agree with by checking the below:

- Assurance that the golf course open space will be preserved
- Density
- Height
- Massing
- Lack of open space
- Overflow parking within adjacent neighborhood
- Public access to adjacent neighborhood
- Spot Zoning
- Traffic
- Wildlife
- Property value reduction
- Renters are not invested in their community
- Inability of existing services to accommodate proposal
- Incompatibility of proposed homes with existing homes
- Public access to N. Fair Oaks Place
- Increased presence of dogs
- Liability to golfers for errant balls
- Noise
- Crime
- The golf course should not be considered an open space for the proposal

The following is a summary of points of support noted by the public. Please indicate which points that you agree with by checking the below:

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space.
- The plans are thoughtful
- Increased property value
- Those who are opposing are a small but vocal group
- Lincoln's portfolio includes some of the finest developments in the US and Europe
- There is capacity for traffic on State Street
- The proposal facilitates adequate parking



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### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/11/23

**PLEASE PRINT LEGIBLY**

Name: Lou Stoddard

Physical Address (City & State of residence, not PO Box):

6303 N. Fair Oaks Pl.  
Garden City, ID.

E-Mail: loumasteodd644@a  
hotmail.com

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I give my 3 mins. to  
Dave Patterson

Lou Stoddard

Written Signature (only if not testifying)

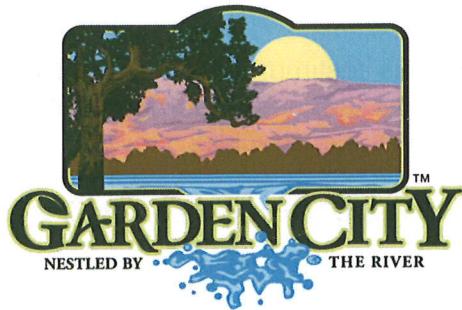
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### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Mark Annese

Physical Address (City & State of residence, not PO Box):

6316 N Charleston Pl  
Boise, ID 83703

E-Mail: mark.a.annese@gmail.com

**Voluntary Information**  
*Please check the following boxes if applicable:*

American Indian or Alaskan Native  
 Asian  
 Black or African American  
 Hispanic or Latino  
 White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I give my 3 minutes to Dave Patterson

Mark Annese

Written Signature (only if not testifying)

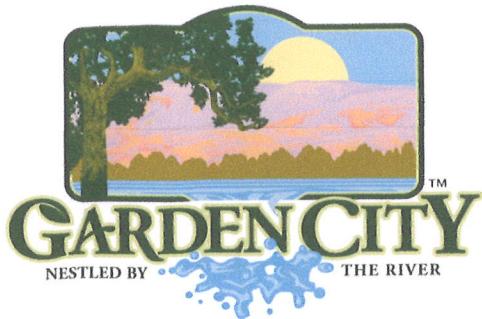
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# PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Parker Massman

Physical Address (City & State of residence, not PO Box):

6460 W. PLANTATION LN.

BOISE, IDAHO 83703

E-Mail: barkermassman@gmail.com

## Voluntary Information

*Please check the following boxes if applicable:*

- American Indian or Alaskan Native
- Asian
- Black or African American
- Hispanic or Latino
- White

- Male       Female
- Disabled       Yes       No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral

Do you wish to testify? Yes  No

X Oppose the application

Do you wish to testify? Yes X No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are

Assign my time to DAVE PATTERSON

Written Signature (only if not testifying)

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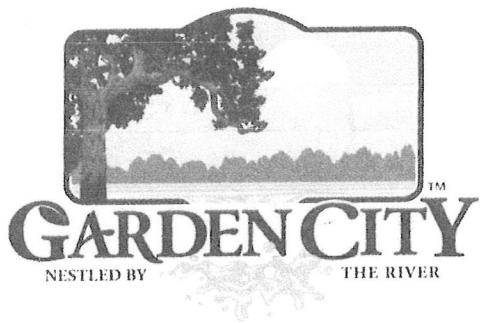
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- Spot Zoning
- Traffic
- Wildlife — *loss of habitat*
- Property value reduction
- Renters are not invested in their community
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- Noise
- Crime
- The golf course should not be considered an open space for the proposal

The following is a summary of points of support noted by the public. Please indicate which points that you agree with by checking the below:

*I want to maintain, forever with a written guarantee legally executed*

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space.
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### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: Gretchen Massman

Physical Address (City & State of residence, not PO Box):

6460 W. Plantation Ln

E-Mail: gpmassman@gmail.com

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native  
 Asian  
 Black or African American  
 Hispanic or Latino  
 White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

Choose one:  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No  gave my time to Dave Patterson

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I have never understood why the Apt. Bldgs were  
crammed against State street. Plantation Golf Course now  
River Club is historic in its view for all Idahoans and visitors.  
The development should go near the Boise River to capture  
the Best Entrance at Riverside and Glenwood. Amenities  
abound with green belt access, river sports, future Park (Fairgoers)  
for all to enjoy! :)

Written Signature (only if not testifying)

Gretchen Massman

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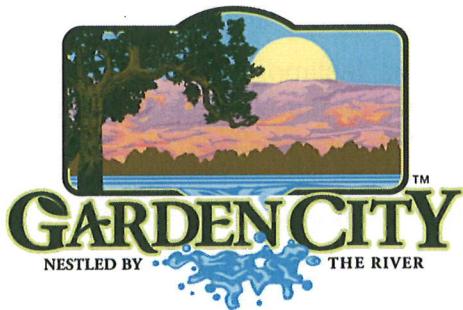
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*An Agreement to keep the golf course as open space for perpetuity*

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space.
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Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Alana Anhese

Physical Address (City & State of residence, not PO Box):

6316 N Charleston Pl

Boise, ID 83703

E-Mail: alana.anhese@gmail.com

Do you wish to be an interested party? X Yes \_\_\_\_\_ No. If yes, email must be provided above.

**Choose one:** \_\_\_\_\_ Support the application \_\_\_\_\_ Neutral \_\_\_\_\_ X Oppose the application

Do you wish to testify? Yes X No \_\_\_\_\_

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I give my 3 minutes to Dave Patterson

Alana Anhese

Written Signature (only if not testifying)

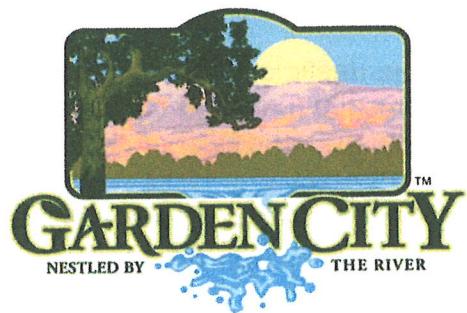
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Date: 6/11/23

**PLEASE PRINT LEGIBLY**

Name: Jeanne Patterson

Physical Address (City & State of residence, not PO Box):

6326 N Charleston Rd  
Garden City, Id 83703

E-Mail: patterson52@msn.com

Voluntary Information			
Please check the following boxes if applicable:			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input type="checkbox"/> White			
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

Do you wish to be an interested party? X Yes \_\_\_\_\_ No. If yes, email must be provided above.

**Choose one:** \_\_\_\_\_ Support the application      \_\_\_\_\_ Neutral      X Oppose the application

Do you wish to testify? Yes X No \_\_\_\_\_

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I give my 3 minutes to Dave Patterson

Jeanne Patterson

Written Signature (only if not testifying)

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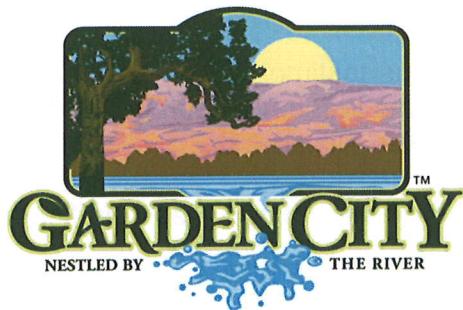
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Build out plan makes no  
sense to destroy landmark of  
Boise and Idaho, create  
dangerous traffic on State,  
create long term havoc with  
existing neighborhood, destroy  
home/property values !!



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Date: 6-12-2023

**PLEASE PRINT LEGIBLY**

Name: Dave Allevoy

Physical Address (City & State of residence, not PO Box):

736 East High Street, Nampa

E-Mail: dave@allevoy.com

Do you wish to be an interested party? Y Yes   No. If yes, email must be provided above.

**Choose one:**   Support the application   Neutral X Oppose the application

Do you wish to testify? Yes X No  

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Ben Doty

Stachafsky

Byrnc

Autman

Pettiette (2)

Cortos

Stoddard

#### Voluntary Information

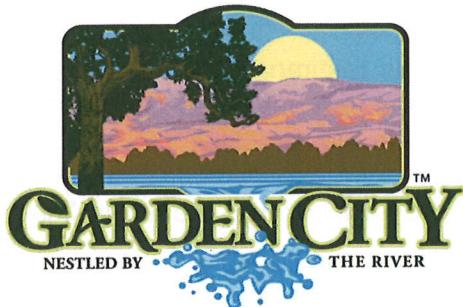
*Please check the following boxes if applicable:*

American Indian or Alaskan Native  
 Asian  
 Black or African American  
 Hispanic or Latino  
 White

Male  Female  Disabled  Yes  No

X

Written Signature (only if not testifying)



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12 2023

**PLEASE PRINT LEGIBLY**

Name: Ben Doty

Physical Address (City & State of residence, not PO Box):

6560 W Plantation Ln  
Boise 83703

E-Mail: skykingBen31@gmail.com

Voluntary Information			
Please check the following boxes if applicable:			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input type="checkbox"/> White			
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** Support the application Neutral  Oppose the application

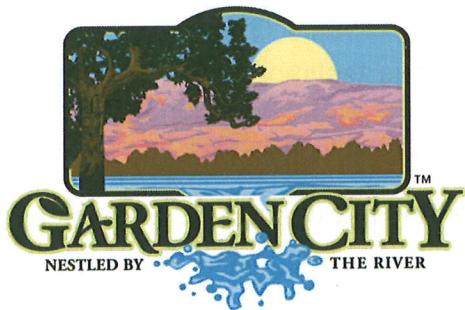
Do you wish to testify? Yes        No  X  

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to David Leroy

Benjamin E. Doty

Written Signature (only if not testifying)



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: David Stachofsky

Physical Address (City & State of residence, not PO Box):

6370 W. Plantation Lane

Garden City, Boise 83703

E-Mail: David.stachofsky@saferway.com

<b>Voluntary Information</b> <i>Please check the following boxes if applicable:</i>			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input checked="" type="checkbox"/> White			
<input checked="" type="checkbox"/> Male	<input type="checkbox"/> Female	Disabled	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

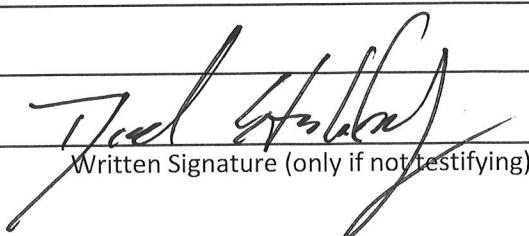
Do you wish to be an interested party? Yes No. If yes, email must be provided above.

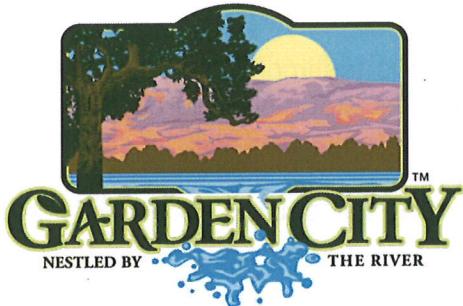
Choose one: Support the application Neutral  Oppose the application

Do you wish to testify? Yes        No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to David horay

  
Written Signature (only if not testifying)



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: JUNE 12, 2023

**PLEASE PRINT LEGIBLY**

Name: M.J. BYRNE

Physical Address (City & State of residence, not PO Box):

6529 W. PLANTATION LN

BOISE, ID 83703

E-Mail: MJBYRNE1@MSN.COM

<b>Voluntary Information</b> <i>Please check the following boxes if applicable:</i>					
<input type="checkbox"/> American Indian or Alaskan Native					
<input type="checkbox"/> Asian					
<input type="checkbox"/> Black or African American					
<input type="checkbox"/> Hispanic or Latino					
<input type="checkbox"/> White					
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

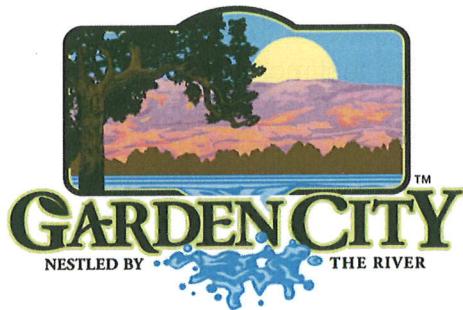
**Choose one:** Support the application Neutral Oppose the application

Do you wish to testify? Yes    No X

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to David LeRay.

  
Written Signature (only if not testifying)



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: JUNE 12, 2023

**PLEASE PRINT LEGIBLY**

Name: Edwards W. Action

Physical Address (City & State of residence, not PO Box):

6529 W PLANTATION LANE

BOISE, ID 83703

E-Mail: WWWALTER101@MSN.COM

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native  
 Asian  
 Black or African American  
 Hispanic or Latino  
 White

Male     Female     Disabled     Yes     No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

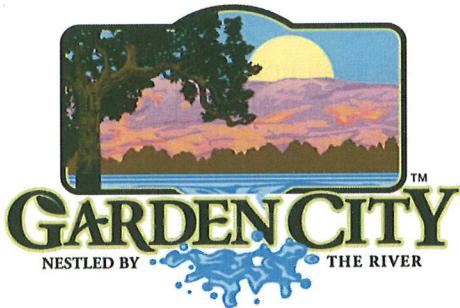
**Choose one:** Support the application    Neutral    Oppose the application

Do you wish to testify? Yes    No X

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to Dave Le Roy

Written Signature (only if not testifying)



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: Pat Pettiette

Physical Address (City & State of residence, not PO Box):

6585 W. Plantation Ln.  
Boise, Id. 83703

E-Mail: Pettiette5Rmk@aol.com

Voluntary Information	
Please check the following boxes if applicable:	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input checked="" type="checkbox"/>	White
<input checked="" type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Do you wish to be an interested party? ✓ Yes        No. If yes, email must be provided above.

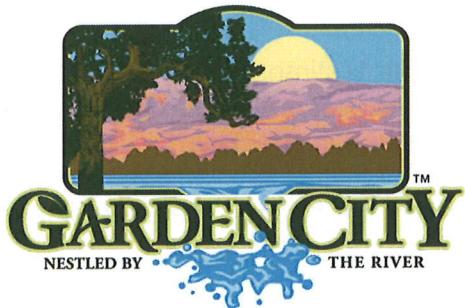
Choose one:        Support the application        Neutral ✓ Oppose the application

Do you wish to testify? Yes        No ✓

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I Yield My Time To David Leroy

Written Signature (only if not testifying)



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date:

*June 12, 2023*

**PLEASE PRINT LEGIBLY**

Name:

*Doris Pettie*

Physical Address (City & State of residence, not PO Box):

*6585 W. Princeton dr.  
Boise, ID.*

E-Mail: *N.Pettie@qwest.net*

Voluntary Information			
Please check the following boxes if applicable:			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input type="checkbox"/> White			
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

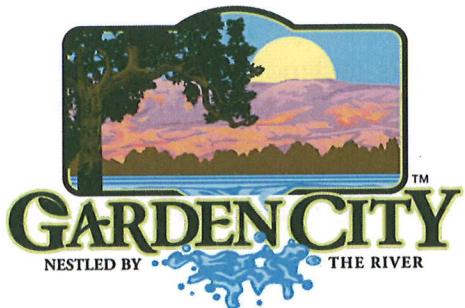
**Choose one:** Support the application Neutral Oppose the application

Do you wish to testify? Yes        No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

*THE GRIDLOCK ON STATE ST.  
WILL BE HORRIFIC - THERE IS NO FUNDING  
FOR BUS SERVICE. (SEE THE Sunday  
EDITION OF THE IDAHO STATESMAN)  
PLS. VOTE NO!*

*[Signature]*  
Written Signature (only if not testifying)



## **CITY OF GARDEN CITY**

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

# PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 9/11/13

**PLEASE PRINT LEGIBLY**

Name: Grey wings

Physical Address (City & State of residence, not PO Box):

E-Mail:

## Voluntary Information

*Please check the following boxes if applicable:*

- American Indian or Alaskan Native
- Asian
- Black or African American
- Hispanic or Latino
- White

Male     Female     Disabled     Yes     No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** \_\_\_\_\_ Support the application \_\_\_\_\_ Neutral \_\_\_\_\_ Oppose the application

Do you wish to testify? Yes  No

<sup>16</sup> See also the article by G. S. Stiglitz in the same volume, and the comments on it by the editor.

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.       /

h legibly, signed below and do not exceed the space allotted.

I yield my time to Dave Leroy

Written Signature (only if not testifying)

TESTIMONY BEFORE THE CITY COUNCIL OF GARDEN CITY,  
IDAHO

IN REGARD TO SAFY2023-001, JUNE 12, 2023.

MAYOR EVANS AND COUNCIL MEMBERS, MY NAME IS RONALD BUSH. I AM A CITIZEN OF GARDEN CITY, RESIDING AT 3695 N. GRAMARCY LANE.

Mayor Evans and Members of the Garden City Council, my name is Ronald Bush. I am a citizen of Garden City, residing at 3695 N. Gramarcy Lane. I have asked DEB RIEDEL to read my testimony into your record at tonight's meeting as I will be somewhere over the Atlantic Ocean at the time of the meeting, on a long-planned trip with my daughter who has been teaching for the last year in France. It will be a memorable trip, of course, with a translator and guide who also happens to be the apple of my eye. But I do very much regret that I cannot be there to address you in person. I am traveling outside the country.

Thank you for your serious and thoughtful consideration of this dispute. It is, as I have mentioned in prior meetings, a watershed moment for this city. Whatever may become of this application in whatever final forum that may be, the details of its process to this point and this Council's decision will be studied, written about, and commented upon in many circles, not just in City Hall or in Garden City. You feel the weight of it, I am sure. It is a weight that also sits on the minds and hearts of many of your fellow citizens.

I have lived for more than a few trips of the sun around the earth, but never have I been involved in an endeavor so extraordinary as the opposition against this proposed development, an endeavor in which too many good people, to fully count, have rallied to defend their homes

and their way of life, and to defend their neighbors' homes and their neighbors' way of life. People from many backgrounds, people who have created a wonderful community and who take pride in their homes and neighborhood. I could not be prouder of the conviction and the passion they have in taking up this battle. I could not be prouder of the substantive and compelling case they have made, based on the facts and Garden City code, that calls out loudly and eloquently for denial of the application.

I first became involved in the opposition to this proposed development because I was astonished at the audacity and hubris of the proposal. The astonishing number and size of the proposed buildings. The astonishing number of proposed multi-family units. The astonishing number of people who would live in such units and the astonishing number of cars and trucks, noise, traffic, overcrowding and other greatly negative impacts upon the existing neighborhoods single family home environment, especially for those of our neighborhood who live most immediately adjacent to the location of the proposed development.

iv It is remarkable ~~is~~ so many ways that such a proposal could ever get to this point, when the existing residential areas of the city which are most impacted by the development, have been in place for decades, some of them dating to the 1970s and 1980s. But the fact that the proposed development is before you tonight is the culmination of a plan of attack upon those neighborhoods, for the benefit of the golf course developer, that began more than three years ago, when Mr. Taunton sent an email to Jenah Thornborrow, copied to JoAnn Butler, dated May 5, 2020, in which he said:

Hi Jenah,

"JoAnn and I have spent some time exploring a code amendment for the 8- 6B-6 Specific Area Plan. We believe that with some additions adopted from Boise's Specific Plan Districts code and some rework of the existing language, the SAP *can be transformed into a powerful planning tool for Garden City and developers.*"

Mr. Taunton included a draft amended version of the Garden City Specific Area Plan code and asked for a meeting as soon as possible with Ms. Thornborrow and Mr. Wadams. In short order, the proposed amendment was in front of the city planning bodies and later the council. Now, three years later, we know exactly what the "transformed powerful planning tool for Garden City and developers" really looks like. The tragedy, of course, for today and for the future, is that the missing piece -- just as it was missing in May of 2020, is that this "transformed powerful planning tool for Garden City and developers" has never meaningfully involved existing communities in our City, such as the Plantation subdivisions. That could have been done at any time at the direction of the City, or by the developer itself, as happened in a significant and meaningful way with Boise's Harris Ranch SAP development, with multiple, planned, substantive meetings over several months involving multiple stakeholders. Such public involvement also could have been done on an ad hoc basis just has occurred with many other major SAP process undertaken in the Treasure Valley. But that did not happen with this application.

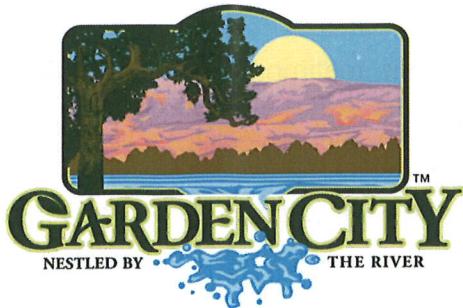
I have heard people say about this application that "high-density development is inevitable along State Street" and "how are you going to stop them?" Well, the legitimate reasons for saying no to such development as proposed in this application is before you in the comments and testimony made in opposition. But the discouragement contained and cynicism of such statements is commonplace in our city

and elsewhere in the Treasure Valley. So also, are the comments about how miserable commutes have become, how horrible and dangerous connector street traffic has become, and how overcrowding has negatively impacted our schools, our recreation, and our basic enjoyments.

So, I ask the question. Who says that high-density development is required and inevitable? Here, the zoning doesn't allow for it. Only a decision by this Council that would eliminate the protections of single-family zoning would allow it. Why is that a good idea? It all seems backward -- to build EXTREMELY dense housing next to single-family neighborhoods, exacerbate population growth problems, greatly diminish and in some instances effectively destroy the quality of life of our existing citizens who live in those single-family neighborhoods, and then justify repeating the process repeatedly because we allowed the harm in the first instance.

What is lost if the application is denied? What if you tell the developers (whoever they may be, since they apparently don't want to be identified -- why not, I continue to ask?), what if you tell the developers that they are bound by what they bought -- that is, R-2 single-family residential zoning. The same zoning the Plantation homeowners purchased, what they are bound with, and what they hope they will be able to continue to live with ~~for~~ many years to come, in the manner the City promised to them when they built or purchased their homes and in the manner in which they have kept that promise with the City for these many years.

Please keep that promise intact. Tonight, and into the future. By denying this application, you honor that promise, and you honor the promise the existing homeowners have kept and rely upon, each day. Thank you.



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/10/23

**PLEASE PRINT LEGIBLY**

Name: Marilyn Stoddard

Physical Address (City & State of residence, not PO Box):

6303 N. Fair Oaks Pl.  
Boise, Idaho, 83703

E-Mail: loumarystodd644@hotmail.com

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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Written Signature (only if not testifying)

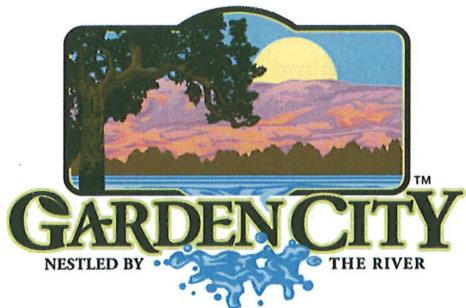
**Public testimony is limited to 3 minutes.** To reduce repetitious testimony, and best utilize your time to provide testimony we have provided a checklist of items that have been brought up through written testimony. The decision makers will be provided with this checklist.

The following is a summary of opposition that have been noted by the public. Please indicate which concerns you agree with by checking the below:

- Assurance that the golf course open space will be preserved
- Density
- Height
- Massing
- Lack of open space
- Overflow parking within adjacent neighborhood
- Public access to adjacent neighborhood
- Spot Zoning
- Traffic
- Wildlife
- Property value reduction
- Renters are not invested in their community
- Inability of existing services to accommodate proposal
- Incompatibility of proposed homes with existing homes
- Public access to N. Fair Oaks Place
- Increased presence of dogs
- Liability to golfers for errant balls
- Noise
- Crime
- The golf course should not be considered an open space for the proposal

The following is a summary of points of support noted by the public. Please indicate which points that you agree with by checking the below:

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space.
- The plans are thoughtful
- Increased property value
- Those who are opposing are a small but vocal group
- Lincoln's portfolio includes some of the finest developments in the US and Europe
- There is capacity for traffic on State Street
- The proposal facilitates adequate parking



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

# PUBLIC HEARING SIGN-UP SHEET

## You must sign up to testify – or submit comments

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Tom DONATO

Physical Address (City & State of residence, not PO Box):

7810 SAVANNAH CT

GC  
E-Mail: talonahae@gmail.com

### Voluntary Information

*Please check the following boxes if applicable:*

- American Indian or Alaskan Native
- Asian
- Black or African American
- Hispanic or Latino
- White

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

Choose one:  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

### Neutral

### Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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Written Signature (only if not testifying)

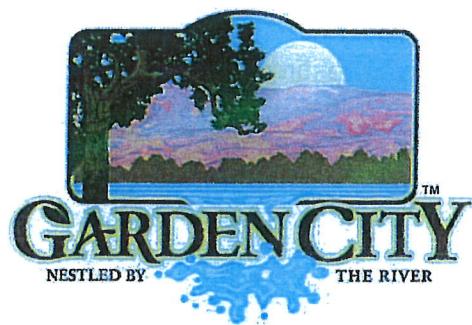
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- Lincoln's portfolio includes some of the finest developments in the US and Europe
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## CITY OF GARDEN CITY

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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-2023

**PLEASE PRINT LEGIBLY**

Name: MIKE NERO

Physical Address (City & State of residence, not PO Box):

6675 SAVANNAH

\_\_\_\_\_  
GARDEN CITY, ID  
E-Mail: mikenero@jps.net

<b>Voluntary Information</b>	
<i>Please check the following boxes if applicable:</i>	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input type="checkbox"/>	White
<input type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** ✓ Support the application        Neutral        Oppose the application

Do you wish to testify? Yes ✓ No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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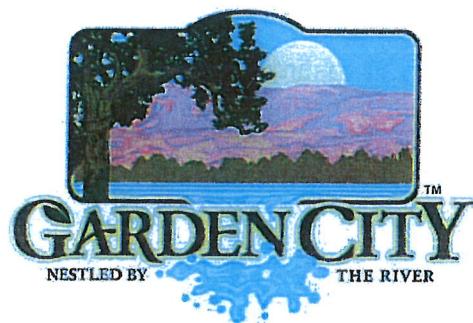
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: TERRI NERO

Physical Address (City & State of residence, not PO Box):

4675 SAVANNAH  
GARDEN CITY

E-Mail: TNERO@JPS.NET

Voluntary Information			
<i>Please check the following boxes if applicable:</i>			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input type="checkbox"/> White			
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

Do you wish to be an interested party? X Yes \_\_\_\_\_ No. If yes, email must be provided above.

Choose one: X Support the application \_\_\_\_\_ Neutral \_\_\_\_\_ Oppose the application

Do you wish to testify? Yes \_\_\_\_\_ No X

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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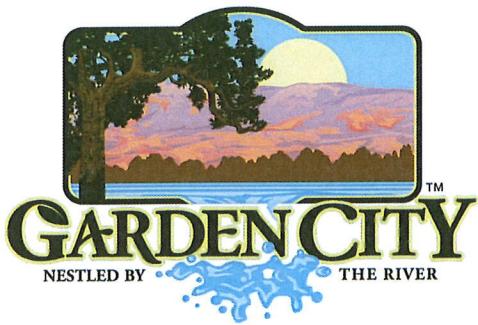
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Terri Nero

Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

### PUBLIC HEARING SPOKESPERSON SIGN-UP SHEET

The chairman must authorize spokespersons ahead of time. Please submit this form at least 72 hours in advance of the hearing to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). Please provide presentations more than one week in advance to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: W. Head Lemon

E-Mail: shadow\_packer@gmail.com

Application File Number: \_\_\_\_\_

**Choose one:**  Support the application  Neutral  Oppose the application

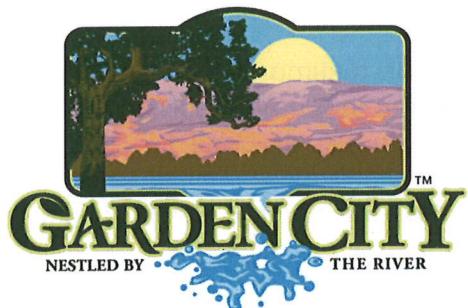
Briefly describe the group that you represent; e.g. Homeowner's Association, etc: self

Please provide the information for each person that you are representing.

Name	Physical Address (City & State of residence, <u>not</u> PO Box)	Signature

**Spokespersons may be limited to 3 minutes per person that they represent up to a maximum of 15 minutes.**





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/2023

**PLEASE PRINT LEGIBLY**

Name: Bob Schmellick

Physical Address (City & State of residence, not PO Box):

6253 N. FAIR OAKS PL  
Boise 83703

E-Mail: bobschmellick@gmail.com

Voluntary Information				
Please check the following boxes if applicable:				
<input type="checkbox"/> American Indian or Alaskan Native				
<input type="checkbox"/> Asian				
<input type="checkbox"/> Black or African American				
<input type="checkbox"/> Hispanic or Latino				
<input type="checkbox"/> White				
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Do you wish to be an interested party? X Yes        No. If yes, email must be provided above.

**Choose one:**        Support the application        Neutral

X Oppose the application

Do you wish to testify? Yes        No X

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I wish to give my time to  
Andrea Fogelman

Bob Schmellick  
Written Signature (only if not testifying)

**Public testimony is limited to 3 minutes.** To reduce repetitious testimony, and best utilize your time to provide testimony we have provided a checklist of items that have been brought up through written testimony. The decision makers will be provided with this checklist.

The following is a summary of opposition that have been noted by the public. Please indicate which concerns you agree with by checking the below:

- Assurance that the golf course open space will be preserved
- Density
- Height
- Massing
- Lack of open space
- Overflow parking within adjacent neighborhood
- Public access to adjacent neighborhood
- Spot Zoning
- Traffic
- Wildlife
- Property value reduction
- Renters are not invested in their community
- Inability of existing services to accommodate proposal
- Incompatibility of proposed homes with existing homes
- Public access to N. Fair Oaks Place
- Increased presence of dogs
- Liability to golfers for errant balls
- Noise
- Crime
- The golf course should not be considered an open space for the proposal

The following is a summary of points of support noted by the public. Please indicate which points that you agree with by checking the below:

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space.
- The plans are thoughtful
- Increased property value
- Those who are opposing are a small but vocal group
- Lincoln's portfolio includes some of the finest developments in the US and Europe
- There is capacity for traffic on State Street
- The proposal facilitates adequate parking



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: Rey Bush

Physical Address (City & State of residence, not PO Box):

3695 N Gramercy LN  
Garden City, ID

E-Mail: \_\_\_\_\_

Do you wish to be an interested party?  Yes \_\_\_\_\_ No. If yes, email must be provided above.

**Choose one:** \_\_\_\_\_ Support the application      \_\_\_\_\_ Neutral       Oppose the application

Do you wish to testify? Yes \_\_\_\_\_ No \_\_\_\_\_

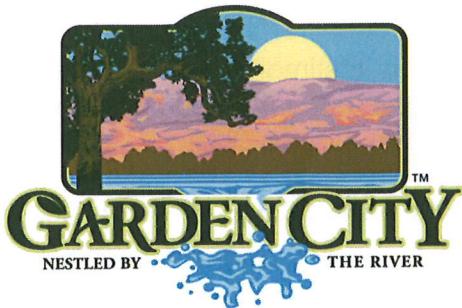
If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to Deb Riedel

Deb Riedel - Proxy

Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12 2023

**PLEASE PRINT LEGIBLY**

Name: steven sterns

Physical Address (City & State of residence, not PO Box):

3470 N plantation River  
Garden City ID 83703

E-Mail: ssterns@gmail.com

Voluntary Information			
Please check the following boxes if applicable:			
<input type="checkbox"/> American Indian or Alaskan Native	<input type="checkbox"/> Asian	<input type="checkbox"/> Black or African American	<input type="checkbox"/> Hispanic or Latino
<input type="checkbox"/> White	<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled
<input type="checkbox"/> Yes	<input type="checkbox"/> No		

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

Choose one: Support the application Neutral

Oppose the application

Do you wish to testify? Yes X No   

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to Phillip Gordon

Written Signature (only if not testifying)

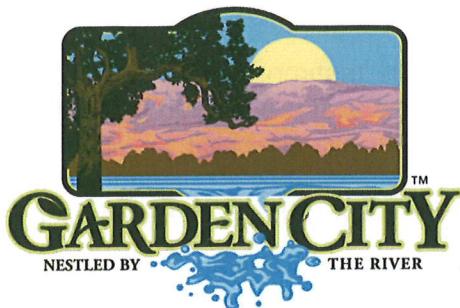
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- The proposal facilitates adequate parking



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/2023

**PLEASE PRINT LEGIBLY**

Name: Philip Gordon

Physical Address (City & State of residence, not PO Box):

3420 N. PLANTATION RIVER DR.  
BOISE ID. 83725 (GARDEN CITY)  
E-Mail: RIVERPRINCIP@GMAIL.COM

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

Choose one:  Support the application

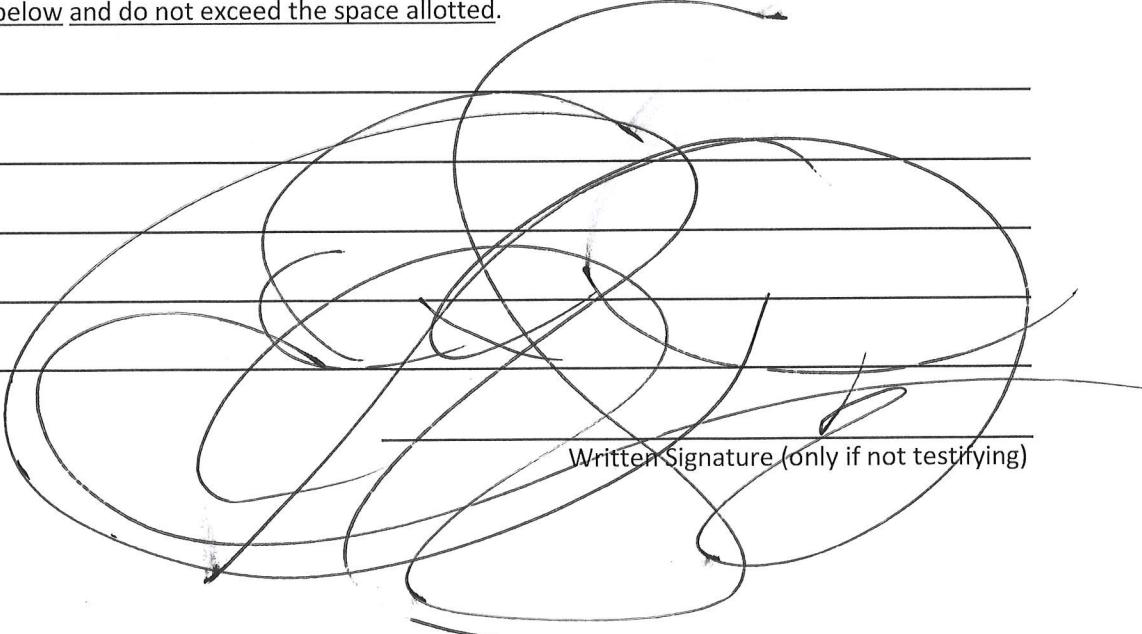
Neutral

Oppose the application *STRONGLY*

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Written Signature (only if not testifying)



**Public testimony is limited to 3 minutes.** To reduce repetitious testimony, and best utilize your time to provide testimony we have provided a checklist of items that have been brought up through written testimony. The decision makers will be provided with this checklist.

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## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: michael thiry

Physical Address (City & State of residence, not PO Box):

3191 GRAMARY LANE

BOISE - ID 83703

E-Mail: mthiry101@aol.com

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** Support the application Neutral Oppose the application

Do you wish to testify? Yes No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

SCALE THE PROJECT DOWN

Written Signature (only if not testifying)

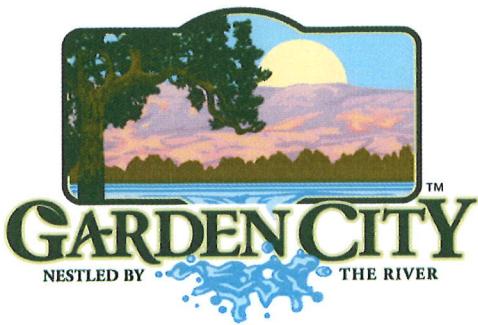
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## CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714  
Phone 208/472-2900 □ Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: Brently Bird

Physical Address (City & State of residence, not PO Box):

6283 N Fair Oaks Pl.

Garden City, ID 83703

E-Mail: brentlydb@gmail.com

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female

Disabled  Yes  No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

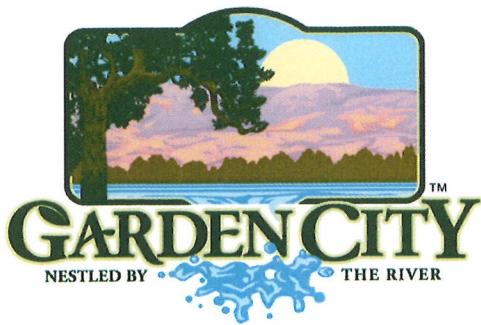
Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

The occupants of the proposed residences will be people renting from a large corporation with no chance of ownership. Considering this project will increase Garden City's population by approx. 15-20%, is this what you want for current and future residents? We paid top dollar for our house and never thought we would be living beside corporate rental properties. This is a disservice to current residents.

Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714  
Phone 208/472-2900 □ Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: Kelly Holzscheiter

Physical Address (City & State of residence, not PO Box):

6283 N Fair Oaks Pl

Garden City, ID 83703

E-Mail: kellyholz@gmail.com

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

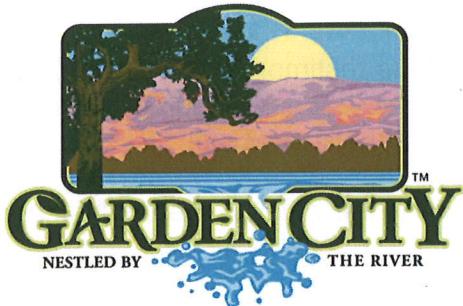
If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

A letter written by Will Gustavson to "Mayor Evans and Council Members"  
and dated June 5, 2023 states, "On behalf of myself ... and over 800 RC  
members and their families ... we humbly ask for your approval. " My  
husband and I are members of the River Club and we DO NOT want  
the SAP application to be approved nor do we appreciate him speaking  
on our behalf.

kholzscheiter

Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: Karen Johnson

Physical Address (City & State of residence, not PO Box):

6555 Phyllis Tabor Way  
Boise 83703

E-Mail: \_\_\_\_\_

<b>Voluntary Information</b> <i>Please check the following boxes if applicable:</i>					
<input type="checkbox"/>	American Indian or Alaskan Native	<input type="checkbox"/>	Asian	<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino	<input type="checkbox"/>	White	<input type="checkbox"/>	Male
<input type="checkbox"/>	Female	<input type="checkbox"/>	Disabled	<input type="checkbox"/>	Yes
<input type="checkbox"/>	No				

Do you wish to be an interested party? ✓ Yes        No. If yes, email must be provided above.

**Choose one:**        Support the application        Neutral       ✓ Oppose the application

Do you wish to testify? Yes        No ✓

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Burns out play marks no sense to  
destroy community or Boise and Idaho,  
create dangerous traps on 52nd,  
causes long term havoc w/ existing  
neighborhood, possibly home/property  
vacants??

Written Signature (only if not testifying)

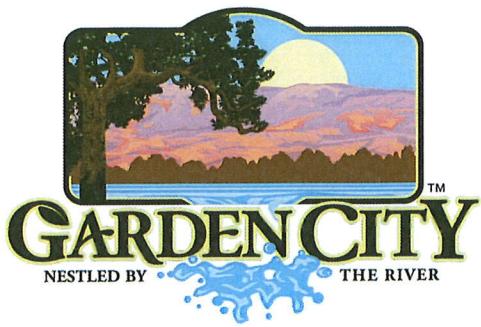
**Public testimony is limited to 3 minutes.** To reduce repetitious testimony, and best utilize your time to provide testimony we have provided a checklist of items that have been brought up through written testimony. The decision makers will be provided with this checklist.

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- Crime
- The golf course should not be considered an open space for the proposal

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- The proposal facilitates adequate parking



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

### PUBLIC HEARING SPOKESPERSON SIGN-UP SHEET

The chairman must authorize spokespersons ahead of time. Please submit this form at least 72 hours in advance of the hearing to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). Please provide presentations more than one week in advance to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: Janelle Curtis

E-Mail: janelle.curtis1@gmail.com

Application File Number: \_\_\_\_\_

**Choose one:**  Support the application  Neutral  Oppose the application

Briefly describe the group that you represent; e.g. Homeowner's Association, etc: Myself

Please provide the information for each person that you are representing.

Name	Physical Address (City & State of residence, <u>not</u> PO Box)	Signature

**Spokespersons may be limited to 3 minutes per person that they represent up to a maximum of 15 minutes.**





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Janelle Curtis

Physical Address (City & State of residence, not PO Box):

6256 N. Charleston Pl  
Boise

E-Mail: janelle.curtis1@gmail.com

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Voluntary Information			
<i>Please check the following boxes if applicable:</i>			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input type="checkbox"/> White			
<input type="checkbox"/> Male	<input type="checkbox"/> Female	<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

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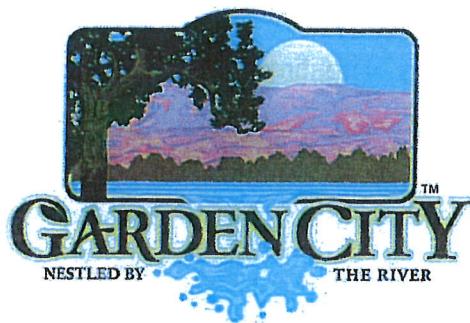
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: VIRGINIA MORFIS

Physical Address (City & State of residence, not PO Box):

4636 SAVANNAH LANE  
83714

E-Mail: dfacqy4625@msn.com

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** Support the application Neutral  Oppose the application

Do you wish to testify? Yes  No           

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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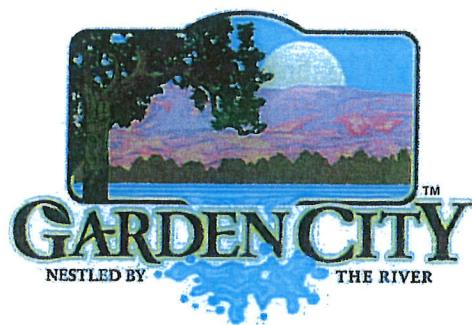
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Jerome SCHOFIELD

Physical Address (City & State of residence, not PO Box):

5928 W. PLANTATION LN

BOISE ID 83703

E-Mail: SPAR.SCHOFIELD @ GMAIL.COM

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party? Yes Yes No. If yes, email must be provided above.

Choose one: X Support the application        Neutral        Oppose the application

Do you wish to testify? Yes X No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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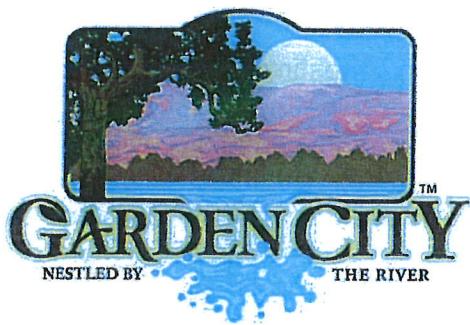
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: John W Longhurst

Physical Address (City & State of residence, not PO Box):

740 E. Blue Heron Street

E-Mail: johnlonghurst@yahoo.com

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

Choose one: Support the application Neutral Oppose the application

Do you wish to testify? Yes ✓ No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Voluntary Information			
<i>Please check the following boxes if applicable:</i>			
<input type="checkbox"/> American Indian or Alaskan Native			
<input type="checkbox"/> Asian			
<input type="checkbox"/> Black or African American			
<input type="checkbox"/> Hispanic or Latino			
<input type="checkbox"/> White			
<input type="checkbox"/> Male	<input type="checkbox"/> Female	Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

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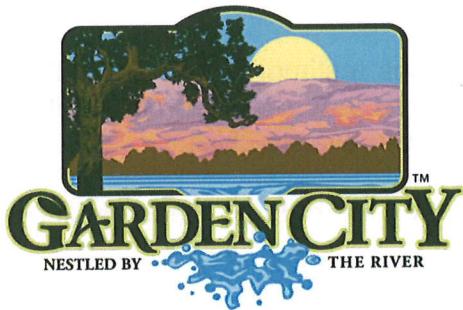
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/2023

**PLEASE PRINT LEGIBLY**

Name: Rei Schmellieck

Physical Address (City & State of residence, not PO Box):

6253 N. FAIR OAKS PL

Boise ID 83703

E-Mail: fbcltd@qol.com

Voluntary Information	
Please check the following boxes if applicable:	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input type="checkbox"/>	White
<input type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Do you wish to be an interested party? X Yes \_\_\_\_\_ No. If yes, email must be provided above.

Choose one: \_\_\_\_\_ Support the application      \_\_\_\_\_ Neutral      X Oppose the application

Do you wish to testify? Yes X No \_\_\_\_\_

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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Rei Schmellieck

Written Signature (only if not testifying)

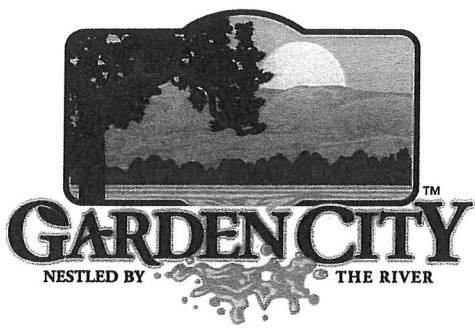
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- Noise
- Crime
- The golf course should not be considered an open space for the proposal

The following is a summary of points of support noted by the public. Please indicate which points that you agree with by checking the below:

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- There is capacity for traffic on State Street
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## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

### PUBLIC HEARING SPOKESPERSON SIGN-UP SHEET

The chairman must authorize spokespersons ahead of time. Please submit this form at least 72 hours in advance of the hearing to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). Please provide presentations more than one week in advance to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

Date: 6-12-2023

**PLEASE PRINT LEGIBLY**

Name: Dan Hollow

E-Mail: DMZ16254@gmail.com

Application File Number: SAPFY 2023-0001

**Choose one:**  Support the application  Neutral  Oppose the application

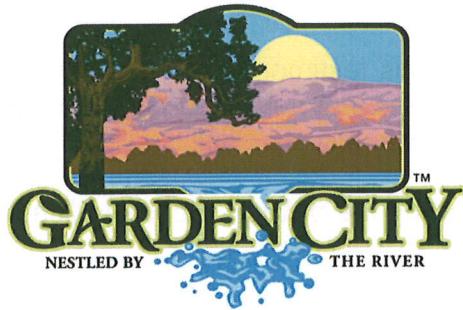
Briefly describe the group that you represent; e.g. Homeowner's Association, etc: \_\_\_\_\_

Please provide the information for each person that you are representing.

Name	Physical Address (City & State of residence, not PO Box)	Signature
<u>Betty Hollow</u>	<u>6254 N. Fairdale</u>	<u>Betty Hollow</u>
<u>Eric FOGLEMAN</u>	<u>6420 PLANTATION</u>	<u>Eric Fogleman</u>

**Spokespersons may be limited to 3 minutes per person that they represent up to a maximum of 15 minutes.**





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: Eric Fogelman

Physical Address (City & State of residence, not PO Box):

6420 W. Plantation Ln.

Garden City, ID. 83703

E-Mail: \_\_\_\_\_

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I yield my time to Dan Hallar.

Written Signature (only if not testifying)

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## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-2023

**PLEASE PRINT LEGIBLY**

Name: Kathy Grover

Physical Address (City & State of residence, not PO Box):

6367 W. Plantation Lane  
Boise, ID 83703

E-Mail: Kathygrover@gmail.com

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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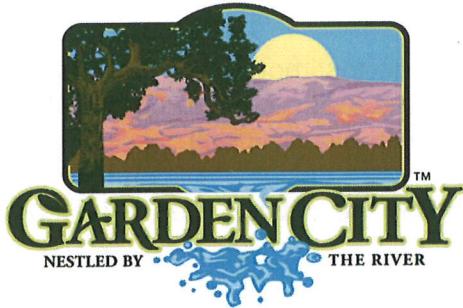
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-2023

PLEASE PRINT LEGIBLY Pierce Roan for  
Name: Plantation Master Assoc.

Physical Address (City & State of residence, not PO Box):

3740 N GRAMARY LN  
Boriz, ID 83703  
E-Mail: PIERCE ROAN@GOL.COM

Do you wish to be an interested party? X Yes        No. If yes, email must be provided above.

Choose one:        Support the application        Neutral X Oppose the application

Do you wish to testify? Yes X No       

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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Written Signature (only if not testifying)

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- There is capacity for traffic on State Street
- The proposal facilitates adequate parking

Mr. Mayor, members of the City Council, staff, and fellow  
neighbors. My name is Pierce Roan, and I am speaking to you  
in my role as the President and a Director of The Plantation  
Master Homeowners Association.

Many of our members, including myself, have voiced their  
respective personal opinions on this application.

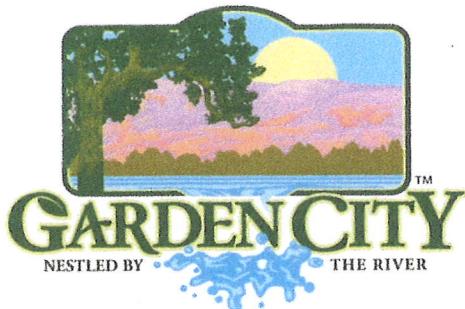
However, this is the first statement approved and authorized by  
The Board to enter into the public comments.

*President of the Plantation Master Assoc HOA*  
The Association remains of the position that its Master  
Declaration of Covenants, Conditions, and Restrictions of

The Plantation, as amended, is in full force and effect. *Since Feb 1978*  
And the substance of the CC&Rs, as well as other governing  
documents of the Association *are legal record* speak for themselves.

Thank you for your time.





## CITY OF GARDEN CITY

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Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: John Livingston

E-Mail: johnliving13@gmail.com

Application File Number: SAPFy-2023-0001

**Choose one:**  Support the application  Neutral  Oppose the application

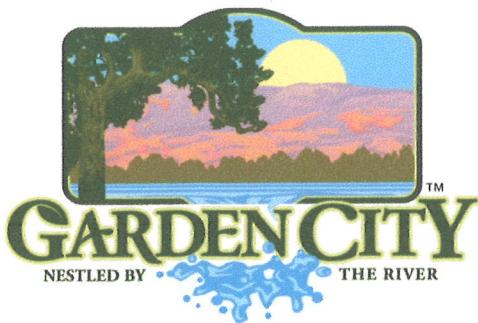
Briefly describe the group that you represent; e.g. Homeowner's Association, etc: \_\_\_\_\_

Please provide the information for each person that you are representing.

Name	Physical Address (City & State of residence, not PO Box)	Signature
<u>Lynn Livingston</u>	<u>62737 Fair Oaks Pl.</u>	<u>Lynn Livingston</u>

**Spokespersons may be limited to 3 minutes per person that they represent up to a maximum of 15 minutes.**





## CITY OF GARDEN CITY

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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: Lynn Livingston

Physical Address (City & State of residence, not PO Box):

6273 N. Fair Oaks Place

Boise, ID 83703

E-Mail: lynn.livingston.13@gmail.com

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

Choose one:  Support the application  Neutral  Oppose the application

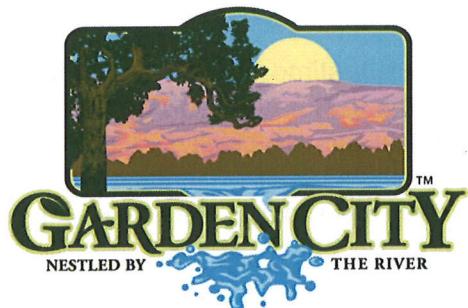
Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

The density of this project has to be taken into consideration. The build along State Street alone is 580 family units. Twice as many units as the new complex on Adams that doesn't butt up against a busy highway. The third phase (another 260 units) encroaches into an established neighborhood. A total of at least 750 family units. With no corridor on the calendar to start construction.

Lynn J. Livingston  
Written Signature (only if not testifying)





## CITY OF GARDEN CITY

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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: Andrea Fogelman

Physical Address (City & State of residence, not PO Box):

6420 W. Plantation Lane  
Garden City, ID 83703

E-Mail: eatfog@msn.com

<b>Voluntary Information</b>	
<i>Please check the following boxes if applicable:</i>	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input type="checkbox"/>	White
<input type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Do you wish to be an interested party? X Yes \_\_\_\_\_ No. If yes, email must be provided above.

**Choose one:** \_\_\_\_\_ Support the application \_\_\_\_\_ Neutral X Oppose the application

Do you wish to testify? Yes X No \_\_\_\_\_

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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Written Signature (only if not testifying)

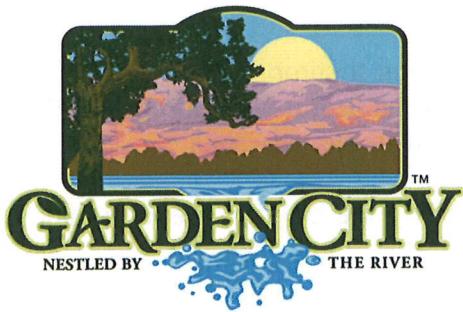
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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: DEB RIEDEL

Physical Address (City & State of residence, not PO Box):

6570 W PLANTATION LN  
GARDEN CITY, ID

E-Mail: debra.riedel@raymondjames.com

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

#### Voluntary Information

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Deb Riedel

Written Signature (only if not testifying)

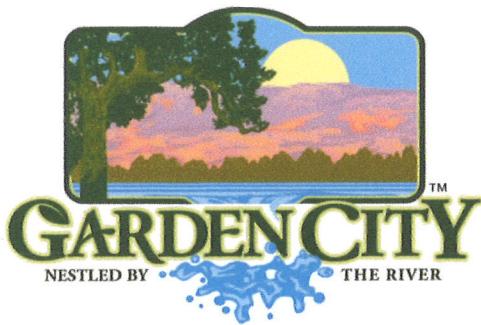
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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12, 2023

**PLEASE PRINT LEGIBLY**

Name: TINA ELLIS

Physical Address (City & State of residence, not PO Box):

3430 N. PLANTATION River Dr.  
Boise ID 83703

E-Mail: tinaellis734@yahoo.com

Voluntary Information	
Please check the following boxes if applicable:	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input checked="" type="checkbox"/>	White
<input type="checkbox"/>	Male
<input checked="" type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** Support the application Neutral

Oppose the application

Do you wish to testify? Yes X No   

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Give my 3 minutes to Tina Ellis  
Bonnie Lee

Written Signature (only if not testifying)



*Tina Ellis*

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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-23

**PLEASE PRINT LEGIBLY**

Name: Barbara Lee

Physical Address (City & State of residence, not PO Box):

3431 N. PLANTATION RD  
Boise ID 83703  
E-Mail: BarbLee-1953@gmail.com

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

Choose one: Support the application Neutral  Oppose the application

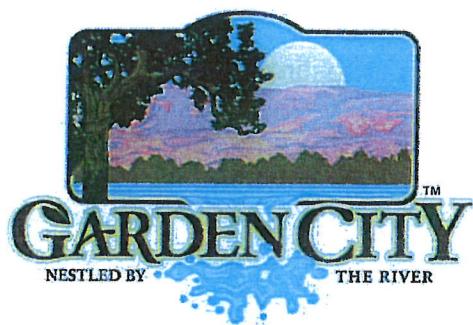
Do you wish to testify? Yes        No X

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Please give my 3 minutes to Tasia Ellis  
Barb Lee

Written Signature (only if not testifying)





## CITY OF GARDEN CITY

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### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6/12/23

**PLEASE PRINT LEGIBLY**

Name: DAN HARRINGTON

Physical Address (City & State of residence, not PO Box):

112 E. 40th St  
Boise, ID 83714

E-Mail: dan@maxgiving.org

#### Voluntary Information

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral

Oppose the application

Do you wish to testify? Yes  No

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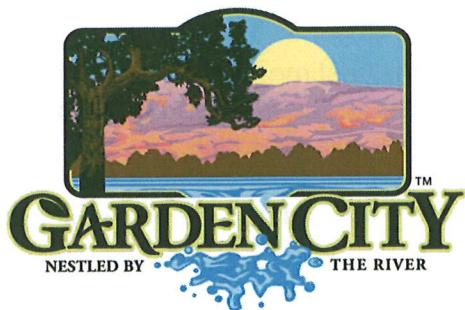
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Written Signature (only if not testifying)





## **CITY OF GARDEN CITY**

6015 Glenwood Street ■ Garden City, Idaho 83714  
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Agenda Item # or name: SAPFY2023-0001

# PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12 2023

**PLEASE PRINT LEGIBLY**

Name: Steven Sterns

Physical Address (City & State of residence, not PO Box):

3470 N. Plantation River  
Garden City ID 830703  
E-Mail: SternsG@gmail.com

## Voluntary Information

*Please check the following boxes if applicable:*

- American Indian or Alaskan Native
- Asian
- Black or African American
- Hispanic or Latino
- White

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- Male       Female
- Disabled  Yes  No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

Choose one:  Support the application

X Oppose the application

Do you wish to testify? Yes X No \_\_\_\_\_

If you do not wish to testify orally, your comments on this sheet will be written legibly, signed below and do not exceed the space allotted.

*Alma*

Written Signature (only if not testifying)

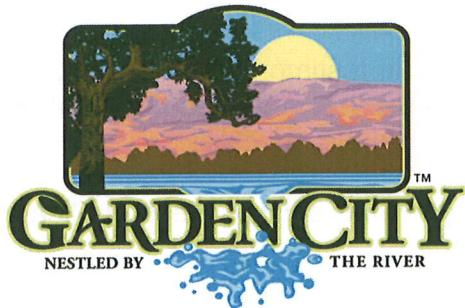
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Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-2023

**PLEASE PRINT LEGIBLY**

Name: SHARON GRISHAM

Physical Address (City & State of residence, not PO Box):

6286 N. Charlotra Pl.

Garden City, Id 83703

E-Mail: SMGRisham@me.com

Voluntary Information	
Please check the following boxes if applicable:	
<input type="checkbox"/>	American Indian or Alaskan Native
<input type="checkbox"/>	Asian
<input type="checkbox"/>	Black or African American
<input type="checkbox"/>	Hispanic or Latino
<input type="checkbox"/>	White
<input type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Disabled
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Do you wish to be an interested party? Yes No. If yes, email must be provided above.

**Choose one:** Support the application Neutral  Oppose the application

Do you wish to testify? Yes        No X

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

I YIELD MY TIME TO STEVEN STERNS

Sharon J. L.

Written Signature (only if not testifying)

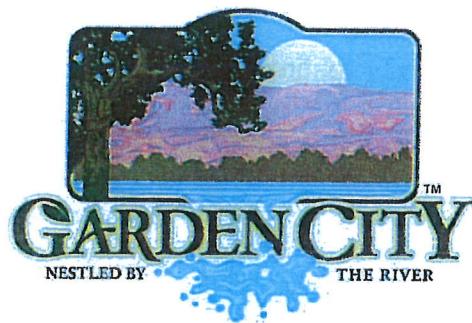
**Public testimony is limited to 3 minutes.** To reduce repetitious testimony, and best utilize your time to provide testimony we have provided a checklist of items that have been brought up through written testimony. The decision makers will be provided with this checklist.

The following is a summary of opposition that have been noted by the public. Please indicate which concerns you agree with by checking the below:

- Assurance that the golf course open space will be preserved
- Density
- Height
- Massing
- Lack of open space
- Overflow parking within adjacent neighborhood
- Public access to adjacent neighborhood
- Spot Zoning
- Traffic
- Wildlife
- Property value reduction
- Renters are not invested in their community
- Inability of existing services to accommodate proposal
- Incompatibility of proposed homes with existing homes
- Public access to N. Fair Oaks Place
- Increased presence of dogs
- Liability to golfers for errant balls
- Noise
- Crime
- The golf course should not be considered an open space for the proposal

The following is a summary of points of support noted by the public. Please indicate which points that you agree with by checking the below:

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space.
- The plans are thoughtful
- Increased property value
- Those who are opposing are a small but vocal group
- Lincoln's portfolio includes some of the finest developments in the US and Europe
- There is capacity for traffic on State Street
- The proposal facilitates adequate parking



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 6-12-2023

**PLEASE PRINT LEGIBLY**

Name: Crissy Kojima

Physical Address (City & State of residence, not PO Box):

6864 W. Tobi Dr.

Boise, ID 83714

E-Mail: cresendagail@yahoo.com

**Voluntary Information**

*Please check the following boxes if applicable:*

American Indian or Alaskan Native

Asian

Black or African American

Hispanic or Latino

White

Male  Female  Disabled  Yes  No

Do you wish to be an interested party? X Yes \_\_\_\_\_ No. If yes, email must be provided above.

**Choose one:** \_\_\_\_\_ Support the application \_\_\_\_\_ Neutral \_\_\_\_\_ Oppose the application

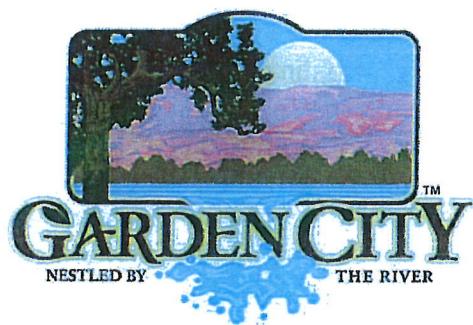
Do you wish to testify? Yes X No \_\_\_\_\_

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

→ I support the pathway connection from State St. to the Greenbelt via Pierce Park.

Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: 12-JUNE-2023

**PLEASE PRINT LEGIBLY**

Name: Barry KLEZMER

Physical Address (City & State of residence, not PO Box):

3470 N. RANTATION & NERON  
Garden City ID 83703

E-Mail: Klezmer1@yahoo.com

**Voluntary Information**

*Please check the following boxes if applicable:*

<input type="checkbox"/> American Indian or Alaskan Native	<input type="checkbox"/> Asian	<input type="checkbox"/> Black or African American	<input type="checkbox"/> Hispanic or Latino	<input type="checkbox"/> White
<input type="checkbox"/> Male	<input type="checkbox"/> Female	Disabled	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

**Choose one:**  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

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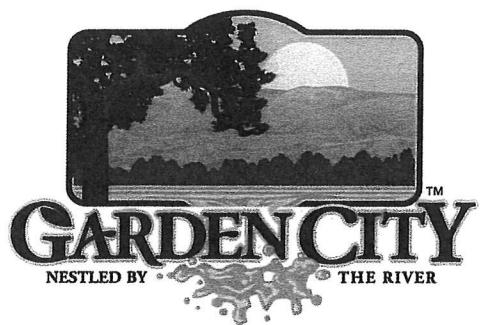
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Written Signature (only if not testifying)





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

### PUBLIC HEARING SPOKESPERSON SIGN-UP SHEET

The chairman must authorize spokespersons ahead of time. Please submit this form at least 72 hours in advance of the hearing to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). Please provide presentations more than one week in advance to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

Date: 12-June-2023

**PLEASE PRINT LEGIBLY**

Name: Barry Kleiner

E-Mail: kleiner1@yahoo.com

Application File Number: \_\_\_\_\_

✓

**Choose one:**  Support the application  Neutral  Oppose the application

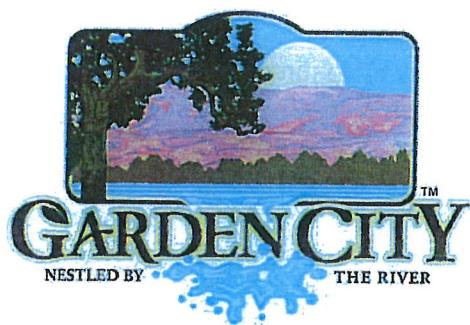
Briefly describe the group that you represent; e.g. Homeowner's Association, etc: \_\_\_\_\_

Please provide the information for each person that you are representing.

Name	Physical Address (City & State of residence, not PO Box)	Signature
<u>MARL VANCE</u>	<u>8318 N Pinetop River Dr.</u>	<u>MARL VANCE</u>

**Spokespersons may be limited to 3 minutes per person that they represent up to a maximum of 15 minutes.**





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Agenda Item # or name: **SAPFY2023-0001**

### PUBLIC HEARING SIGN-UP SHEET

**You must sign up to testify – or submit comments**

Date: June 12 2023

**PLEASE PRINT LEGIBLY**

Name: MARC VANCE

Physical Address (City & State of residence, not PO Box):

3481 N Plantation River Dr

E-Mail: Marco.vance@ymail.com

<b>Voluntary Information</b>	
<i>Please check the following boxes if applicable:</i>	
<input type="checkbox"/> American Indian or Alaskan Native	
<input type="checkbox"/> Asian	
<input type="checkbox"/> Black or African American	
<input type="checkbox"/> Hispanic or Latino	
<input type="checkbox"/> White	
<input type="checkbox"/> Male	<input type="checkbox"/> Female
<input type="checkbox"/> Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

Do you wish to be an interested party?  Yes  No. If yes, email must be provided above.

Choose one:  Support the application  Neutral  Oppose the application

Do you wish to testify? Yes  No

If you do not wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Assist me to Barry Krenzner.

Written Signature (only if not testifying)



SAPFY2023-0001 THE RESIDENCES AT RIVER CLUB SPECIFIC AREA PLAN

NAME: VIRGINIA MORRIS *signature* DATE: JUNE 12, 2023

RIS Margie Morris

DATE: JUNE 12, 2023

ADDRESS: 4636 SAVANNAH LANE, GARDEN CITY, ID 83714

I wish to be informed of any additional future meeting dates by email at [stacey4625@msn.com](mailto:stacey4625@msn.com).

## **Oppose Pedestrian & Vehicular Circulation Plan**

### Comments:

My name is Virginia Morris. My address is 4636 Savannah Lane and I have been a resident of the Lake Plantation Subdivision ~~for~~ since July 1, 1989. I purchased the very first home in the development and served on its first Homeowner's Association board. As such, I have practical experience implementing Garden City's approval conditions for developers related to ~~the~~ minimizing impact of increased density on current residents.

Feb 1989 + March 1989

In early 1989, both Garden City Planning and Zoning and the City Council approved conditions to deter traffic on Savannah Lane which included a gate at the Glenwood entrance and speed humps in front of the existing townhouses. Even with a private gate, controlling access to our street has been a challenge for 34 years. Club members from Riverside Village have driven carts around our gate, over lawns, and even purchased "bootleg" gate remotes. Non-residents still attempt to access Glenwood hoping the gate is open and then must turn around and drive back out, usually at faster speeds. Golf course maintenance crews often use our street to access the west end of the course. Commuter and recreational bicyclists regularly use it as an extension of the Greenbelt. Signage and speed humps have achieved limited results.

\* and has been more difficult as population increases

In addition, the ~~approved~~ <sup>1987</sup> conditions stipulated the installation and maintenance costs for these deterrents were to be decided between the developer and the homeowners. You can guess how that turned out: We residents bear ALL the costs for street and gate maintenance and repair. As such, we have a property interest in its increased wear and tear when density will be increased by 1,107 additional vehicles using the new development's parking spaces. Also worth mentioning is the disturbance to the peaceful conditions ~~of~~ <sup>to</sup> a ~~private~~ street is intended to provide when the residents of ~~750~~ <sup>700</sup> new households try to ~~access~~ <sup>reach</sup> the greenbelt at Glenwood ~~through our street~~.

The developer refused to contribute as emergency pace for all costs for review total open access.

I raised with Mr. Gustafson the need to control vehicle and pedestrian access to Savannah Lane at one of the earlier neighborhood meetings. While I was pleased that he agreed this needed to be addressed, my concern is that the only slide in tonight's presentation that even acknowledges our street's existence is the Pedestrian & Vehicular Circulation slide. That slide appears to funnel all west bound traffic with a bold arrow labeled "Main Vehicular Circulation" as it points to "River Club Parking/Access to Savannah Lane". This same slide clearly delineates public access restrictions for the east side of the development to mitigate density impact to two public streets that have 25 fewer homes than private Savannah Lane. As Mr. Gustafson remarked at the time, adding a barrier such as a gate would be "peanuts" compared to the cost of a 7 foot "pedestrian" wall.

Savannah Lane is privately owned & maintained  
So density transfer between West & Central Districts is not possible  
& should be restricted to "Selling only" like The East District.

of this development. It must be noted that ~~not~~ all residents agree that a gate is the ideal ~~solution~~  
~~but~~ we all agree vehicular and pedestrian traffic must be restricted somehow.

The lessons learned from 1989 include:

1. ~~There needs to be a written agreement for the developer to pay for the~~ while ~~the developer~~ ~~should be put to~~ ~~the developer~~ ~~to pay for the~~ ~~installations~~ ~~and future maintenance costs~~ involved in restricting public access to Savannah Lane.
2. Proposed access deterrent strategies ~~designed by the developer~~ ~~should be decided by a~~ majority vote of all ~~residents~~ ~~should~~ on Savannah Lane and Savannah Court.
3. Implementation of traffic deterrents ~~should be in place before Phase 1 is initiated.~~  
~~greenbelt access needs to clearly delineated~~ ~~the~~ ~~SAP boundary~~  
~~designated.~~

I request that these conditions be included prior to final approval of SAPFY2023-0001 is granted.

Thank you.

a majority of whom are  
not Ruled Club  
members!

~~West of Rosedale~~  
~~Ruled Club better~~  
~~members are not G.C. residents~~

Pg. 2 of 2