

## Kena Champion

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**From:** planning  
**To:** Susanna Smith; planning  
**Subject:** RE: Rezoning of the River Club property

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**From:** Robert Bennett <[gonegolfing1@live.com](mailto:gonegolfing1@live.com)>  
**Sent:** Thursday, December 15, 2022 9:17 AM  
**To:** John Evans <[jevans@GARDENCITYIDAHO.ORG](mailto:jevans@GARDENCITYIDAHO.ORG)>  
**Subject:** Rezoning of the River Club property

There is currently a request from a developer to rezone our area to 33 units per acre from current zoning of 4 units per acre. I know that millions of dollars are at stake and the developer will fight with huge resources to bend Garden City to their will. I beg you to stand strong against such a drastic change to our neighborhood. I've been a resident and owner of 5804 W Plantation Ln for over 20 years and such a change will undoubtedly result in decreased property values of our great, safe, and beautiful Plantation neighborhood. I bought here because of the privacy, low traffic, and easy access in and out of the neighborhood.

I beg you to resist any urge you may have to change this zoning to enrich the out of state developers and the resulting destruction of the greatness of the Plantation subdivision.

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To: [jevans@gardencityidaho.org](mailto:jevans@gardencityidaho.org)  
From: [gonegolfing1@live.com](mailto:gonegolfing1@live.com)

Message Score: 1  
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## Kena Champion

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**From:** Charles Wadams  
**Sent:** Wednesday, March 1, 2023 11:13 AM  
**To:** dave@dlroy.com  
**Cc:** planning; Jenah Thornborrow; Kena Champion; Joanna Ortega  
**Subject:** FW: LETTER ON RIVER CLUB POSSIBLE S A P PROPOSAL  
**Attachments:** Leroy LO\_ 12.13.22 Letter.pdf

I am going through my emails and forwarding public records regarding the River Club Specific Area Plan SAPFY2023-0001 to the Development Services Department for inclusion in the public record file. The application indicates it was submitted on December 19, 2022 so I am forwarding emails since that time for inclusion in the public file.

Unless a legal question, all written submittals regarding the River Club Specific Area Plan SAPFY2023-0001 should be sent to: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

For complete transparency, even public legal correspondence will be included in the public record for SAPFY2023-0001.

Thank you for your submittal.

This e-mail transmission is attorney privileged or attorney work product and is, in any event, confidential information belonging to the sender and intended only for the use of the individual or entity addressee named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please immediately notify us by telephone at (208) 472-2915 to arrange for disposition of this e-mail.

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**From:** Dave Leroy <dave@dlroy.com>  
**Sent:** Wednesday, December 14, 2022 3:55 PM  
**To:** Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>  
**Subject:** LETTER ON RIVER CLUB POSSIBLE S A P PROPOSAL

.....CHARLIE: REGARDS AND SEASONAL WISHES TO YOU!! I WAS UNABLE TO CONNECT WITH YOU YESTERDAY, ALTHOUGH YOUR STAFF TRIED TO BE HELPFUL, TO DISCERN THE STATUS, TIMING AND PROCEDURE RELATED TO THE ABOVE. MY CONCERNED CLIENT GROUP WOULD WELCOME ANY CLARIFICATION WHICH YOU COULD SEND OUR WAY. I LOOK FORWARD TO WORKING WITH YOU ON THIS MATTER.....DAVE 208-342-0000

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**From:** Penelope Constantikes <[penelope@rileyplanning.com](mailto:penelope@rileyplanning.com)>  
**Sent:** Wednesday, December 14, 2022 2:39 PM  
**To:** Dave Leroy <[dave@dlroy.com](mailto:dave@dlroy.com)>  
**Subject:** Scanned Letter

Here you are.

Thanks!



# RILEY PLANNING SERVICES

Penelope Constantikes  
Principal

P.O. Box 405, Boise, ID 83701  
208.908.1609

300 W. Myrtle Street, Suite 200 B

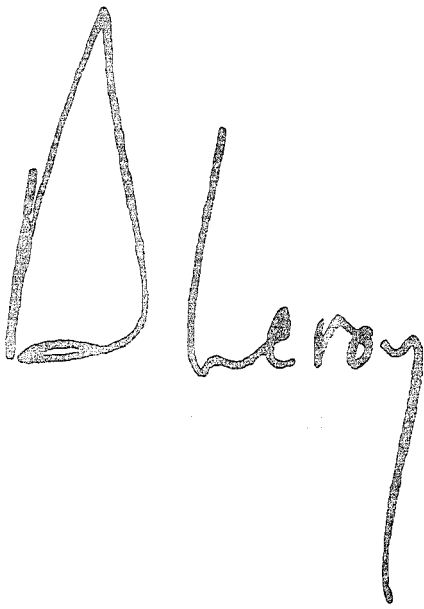
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To: [cwadams@gardencityidaho.org](mailto:cwadams@gardencityidaho.org) [Remove](#) this sender from my allow list  
From: [dave@dleroy.com](mailto:dave@dleroy.com)

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December 13, 2022

Mayor John Evans  
Planning & Zoning Commission Chairman Kent Rasmussen✓  
City Attorney Charles Wadams  
Garden City Hall  
6015 North Glenwood Street  
Garden City, Idaho 83714

VIA HAND DELIVER AND EMAIL

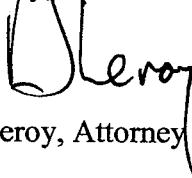
Gentlemen and Members of the Commission and Council:

This office has been retained by a group of Plantation Subdivision / River Club area homeowners who will be significantly affected should a Specific Area Plan be authorized by the City of Garden City to overlay and effectively replace the current R2 Zone for the State Street and 10<sup>th</sup> Hole area adjacent twenty-two (22) acres at the River Club. We are especially concerned because:

1. The neighborhood meeting of August 25 and October 25, 2022, were held with poor attendance, insufficient notice, presented inadequate, conflicting and changing details that may or may not be consistent with whatever is later presented to the City. There are far too few 'specifics' about this alleged Specific Area Plan, its impacts and accommodations.
2. Any SAP overlay in this area would appear to be in direct and substantial conflict with the published Garden City Comprehensive Plan and Future Land Use Map depicting the subject area as Low Density Residential.
3. There is some body of documents in proposal form pending, to become pending or perhaps to be presented next calendar year designated as "SAPFY2023-0001 River Club Specific Area Plan." However, despite our frequent and repeated requests, your planning staff is unable to provide us with copies thereof.

4. Purportedly, this item is on the agenda for the December 21<sup>st</sup>, 5:30 PM, Planning & Zoning Commission Meeting, although the City Attorney's office has not yet confirmed the same to us. We are unable to meaningfully participate in such a meeting on this basis.
5. The City of Garden City website, copy attached as Exhibit "1", has a reference which suggests that "Combined Public Comment Letters" on SAPFY2023-0001, must be submitted by "December 13, 2022." If so, we submit this comment, to explain why no meaningful input from our taxpayers, individual homeowners, or affected neighborhood group can be generated or was or will be received by the City, although our interests, quality of life and rights will apparently be significantly impacted.

Most sincerely,

A handwritten signature in black ink, appearing to read "D. Leroy". The signature is written in a cursive, somewhat stylized font.

David H. Leroy, Attorney at Law

cc: City of Garden City Clerk

cc: Clients

enclosure: 1


# GARDEN CITY IDAHO

NESTLED BY THE RIVER

## SAPFY2023-0001 RiverClub Specific Area Plan- Pending Submittal

 Neighborhood Meeting PowerPoint 8-25-22

 Neighborhood Meeting No. 2 Power Point 10-25-22

 SAPFY2023-0001 Combined Public Comment & Letters between August 29, 2022 -  
November 7, 2022

 SAPFY2023-0001 Combined Public Comment & Letters between November 30, 2022 -  
December 13, 2022

**EXHIBIT "1"**

## Kena Champion

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**From:** planning  
**To:** Susanna Smith; planning  
**Subject:** RE: Zoning Request - DO NOT proceed - Keep Zoning R-2

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**From:** Mary O'Connor Berkshire <[maryboise05@aol.com](mailto:maryboise05@aol.com)>  
**Sent:** Friday, December 9, 2022 2:24 PM  
**To:** John Evans <[jevans@GARDENCITYIDAHO.ORG](mailto:jevans@GARDENCITYIDAHO.ORG)>; James Page <[jpage@GARDENCITYIDAHO.ORG](mailto:jpage@GARDENCITYIDAHO.ORG)>; Teresa Jorgensen <[tjorgensen@GARDENCITYIDAHO.ORG](mailto:tjorgensen@GARDENCITYIDAHO.ORG)>; Russ Heller <[rheller@GARDENCITYIDAHO.ORG](mailto:rheller@GARDENCITYIDAHO.ORG)>; Bill Jacobs <[bjacobs@GARDENCITYIDAHO.ORG](mailto:bjacobs@GARDENCITYIDAHO.ORG)>  
**Subject:** Zoning Request - DO NOT proceed - Keep Zoning R-2

Mayor Evans and Garden City Council Members,

We are writing to protest the proposal by River Club LLC/Tauton Group to rezone and develop acreage along State Street, presently known as Fairway #10 and Fairway #11.

We urge you, along with the appointees to the Planning and Zoning committee, to first keep zoning at R-2 and if that absolutely cannot happen, consider Fairway #10 separately from Fairway #11.

Fairway #10 is proposed to be developed into mixed business use - offices, restaurants and mixed housing opportunities. The mixed housing design, as presented to community members on October 25, 2022 could run up to four stories high. We drive State Street daily and it is obvious that new industrial/commercial use developments sit empty, advertising for tenants. Further, the steady development of apartments along State Street has added nothing, absolutely nothing, ascetically yet clearly adds to an ever-increasing volume of vehicles - cars, commercial and heavy industry trucks.

With the present speed limit at 40mph, we have to disagree with this new proposal and the further increase in traffic. State Street traffic is unpredictable as it is and potentially dangerous. Adding 750+ units obviously doubles the vehicles daily.

Fairway #11 is proposed for development of apartment style homes, three stories high. This is completely inconsistent with the present Plantation Neighborhood (with 6 units per acre) and the adjacent Edgewood Plantation Place. This crush of high density apartments will surely destroy property values along N Fair Oaks Place and N Charleston Place.

We urge you to reconsider Fairway #11 for single family homes, lot line home or townhouses not to be more than two stories high. A huge surge in apartment style housing does nothing for neighboring property values.

This proposal creates havoc, neighborhood unrest and will only result in a hostile "us vs. them" situation.

Is this really what we want for Garden City, Idaho?

This proposal hardly "creates a heart for the city" as stated in the 2019 Comprehensive Plan. We need to keep the zoning at R-2.

Mary and Rod Berkshire  
6301 N Charleston Place  
Garden City, ID 83703

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To: [jevans@gardencityidaho.org](mailto:jevans@gardencityidaho.org)

Message Score: 50

High (60): Pass

From: [maryboise05@aol.com](mailto:maryboise05@aol.com)

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## Kena Champion

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**From:** Dan & Betty Hollar <omzi6254@gmail.com>  
**Sent:** Monday, December 5, 2022 8:19 PM  
**To:** John Evans; James Page; Teresa Jorgensen; Russ Heller; Bill Jacobs; planning  
**Cc:** Jenah Thornborrow  
**Subject:** Opposed to Rezoning of River Club Property

To: Garden City Mayor John Evans  
Garden City Council President James Page  
Garden City Council Member Russ Heller  
Garden City Council Member Bill Jacobs  
Garden City Council Member Teresa Jorgensen  
Garden City Planning & Zoning Commission

From: Dan & Betty Hollar  
6254 N. Fair Oaks Pl.  
Garden City, Idaho 83703

Date: December 5, 2022

Re: Opposed to Rezoning of River Club Property

Thank you for your service to the citizens of Garden City. This is a follow-up to the communication we sent you on [October 16, 2022](#).

We are opposed to the rezoning of the River Club property as identified as [SAPFY2023-001 RiverClub Specific Area Plan on the Garden City Development Services website](#).

The current [Garden City Zoning Code Map](#) designates the property as R-2 - low density residential. This current designation of R-2 fits into the context of the established neighborhood, which is a stated goal as indicated on the [Garden City Development Planning Services website](#), which states "Promote original and high-quality building and site designs that will enhance the character and function of Garden City's streets while fitting into the context of established neighborhoods."

The developer has proposed a high density apartment complex on the River Club property that does **not** fit into the context of the established neighborhood and, if approved, will:

- Lead to the loss of open space
- Lead to the loss of mature trees
- Lead to further traffic congestion on State Street and in surrounding neighborhoods
- Lead to an increase of on-street parking by non-neighborhood residents in the existing neighborhood (Plantation subdivision)
- Lead to an increase of pedestrian and bicycle traffic through Plantation subdivision by accessing current side streets to access the Greenbelt when Greenbelt access is already provided via Plantation River Drive

Changing the current code map to include high density housing on the River Club property (formerly known as the Plantation Country Club) goes against [Garden City's Comprehensive Plan](#), which states on page 2: "Not only is there a desire to maintain community assets, but also preserving and enhancing those assets. This includes open space, the Boise River and greenbelt, historically significant places and community identity."

Garden City's [Comprehensive Plan](#) also specifically states on page 13 "Goal 4. Emphasize the "Garden" in Garden City"....and on page 14 under Action Steps "4.1.8 Explore if the Development Code should be amended to include an Open Space zoning district." On page 35, the comprehensive plan specifically states "Green spaces contribute to the health and well-being of the community."

In addition, we believe Garden City Municipal Code Title 8 Development Code does not allow for such a specific area plan, as proposed by the developer.

We are strongly opposed to the rezoning of the River Club property, or conditional use permit tied to its development, and urge you to keep the zoning as R-2.

If Garden City someday lacks open and green space, how does our community live up to its name? **Please help us Keep Garden City Green.**

**Don't hesitate to reach out if I can answer any questions or be of any assistance as we work together to maintain the liveability of our beloved city.**

Sincerely,

Dan & Betty Hollar  
6254 N. Fair Oaks Pl.

Garden City, ID 83703

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From: omzi6254@gmail.com

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## Kena Champion

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**From:** Colleen Lambertz <cojobertz@gmail.com>  
**Sent:** Friday, December 2, 2022 11:56 AM  
**To:** planning  
**Subject:** Zoning change from R-2 to SAP at Plantation/River Club

Dear Garden City Planning and Zoning Commissioners,

I am writing to oppose the change in zoning from R-2 to Specific Area Plan (SAP) along the State Street Corridor abutting The Plantation subdivision and The River Club. As presented by the developer at a recent neighborhood meeting, the plan is to add a mixed-use property including ~800 living spaces in four story apartment buildings, increasing density from 6 units/acre to 33 units/acre. Our neighborhood is built to 4 units/acre. This enormous increase in density presents a number of negative effects for the area residents:

1. Parking for 1600+ cars (at least 2 per apartment) as well as guests:

- Will people use our streets and local businesses for parking?
- Will the State Street/Pierce Park entrance/exit handle the increased traffic and allow left and right turns?
- Will apartment residents use the light at our subdivision entrance at Plantation River to u-turn to go left, increasing delays at the light for Plantation residents?
- Will we look at parking lots or parking garages?
- Will there be excess lighting from the lots or buildings shining into our homes?

2. No dog park:

- Dogs will use the golf course or other adjacent properties for excrement, with the increased likelihood of people walking dogs or just walking/trespassing on the course or private properties.

3. High risk for golf ball injuries on the walking path/windows/cars:

- Who is liable for injuries or property damage?
- Puts undue responsibility on River Club members/golfers.
- A few trees separating from the golf course will not provide protection or prevent injuries/damage.

4. Increased crime:

- Mass volume of transitory mobile occupants will increase crime in the neighborhood.
- Increased burden on Garden City police, fire, EMS, and trash disposal.

5. Adequate emergency vehicle access?

- Increased burden on Garden City police, fire, EMS, and trash disposal.

6. Can the sewer and water systems handle this massive development?

- Will this development affect current residents' sewer and water access or performance?

7. Ground water pattern changes:

- Will this massive development change/push the ground-water table toward the river/other residences?
- Do flood zone restrictions prohibit these construction changes?

8. Maintenance/enforcement of landscaping standards:

- Who will monitor/enforce?
- Will there be trash dumpsters within view and smell?
- Will there be enclosed storage provided for occupants, to avoid 'storage' of laundry, bicycles, Christmas decorations, etc, on patios or balconies?
- Renters are not vested in the property like homeowners.

9. Noise restrictions/ordinances:

- Who will monitor?
- Will the restrictions be in accordance with The Plantation noise ordinance?

10. Obstruction of foothill views for current homeowners.

-Four story apartments are a poor fit with the surrounding neighborhood.

11. All of these reduce our property values, safety, and quality of life.

Lincoln Property Company has a rare opportunity to build a viable, unique, attractive, and profitable multi-use area with golf course views in the middle of Garden City that would provide an adequate tax base to support the increase in services it would require. Please enforce its responsibility to the long-term existing homeowners by saying no to the change in zoning to SAP. Please maintain the low density R2 zoning compatible with the existing neighborhood and keep our neighborhood safe.

Thank you for your time, service, and consideration.

Sincerely,

Colleen Lambertz and Mary Jo Nyblad

6540 W. Plantation Lane since 1994

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To: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

From: cojobertz@gmail.com

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Low (90): **Pass**

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## Kena Champion

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**From:** planning  
**To:** Jenah Thornborrow; planning  
**Subject:** RE: River Club Housing Development/Lincoln Project Company

On Dec 2, 2022, at 11:06 AM, KC wrote:

Hello,

The Lincoln Property Company is wanting to build 4 story residential apartments next to State Street and the River Club Golf Course. They are going to ask for a rezone from R2 to SAP to accomplish their high density goal. Please review the attached letter for my input on remaining with a R2 zone. Also, please kindly send a reply acknowledging that you receive this email, so I know I had the correct email address for you.

Thank you  
Kathy

December 1, 2022

To: Garden City Mayor, Council, Zoning and Planning

Subject: The Residences at the River Club Development- the proposed 22 acre development by Lincoln Property Company (LPC West)

The plan that has been shared with current homeowners by the Lincoln Property Company (LPC West) is for 700-800 living spaces in 4 story apartment buildings. First question- where are 1500-1700 cars going to park? There are not enough auto parking spaces for residential occupants let alone any guests. Any development must provide enough parking spaces within the development to accommodate the number of parked cars. Our subdivision side streets should not become the overflow parking. The proposed development has no garages to store all occupants' personal belongings. Balconies will become storage units. All balconies in multi-story residential units should be enclosed with solid railing or better yet no balconies should face the golf course. Additionally, where are all the latest new fad electric bicycles going to be stored? Also, where are the Bird and Lime vendor rental supplied e-scooters and e-bikes going to be parked/left? 500+ plus dogs are going to go where to walk, poop and pee? A dog park is needed within the boundaries of any new residential development. Private resident's lawns and landscaping cannot become the communal litter box. Fencing adjacent to the golf course is a must to keep people and dogs from getting hit with golf balls and to contain people and dogs from accessing the golf course and using the golf course as a park. Who is liable for an injury or property damage from a golf ball?

The foothills are a treasured piece of land for healthy living and a gem for Boise and surrounding area. To build high rise buildings that block that skyline and view would be a forever lost gem. Additionally, the proposed 4 story and even 3 story rental housing complex next to a golf course and golf course community is not a good fit for open space feel.

As a perspective on a visual, the 4 story apartments next to Brixx Craft House on State Street are a comparison at what is being considered. Renters and landlords do not get involved in maintaining their living area as a community nor take care of buildings and property the way homeowners do. This apartment living style adjoining a private golf course is not something considered premier or at world class levels.

Plantation River road will become the u turn road from State Street to pull in and change directions going back west! That will jam up our subdivision traffic trying to leave. Adding all these high density units will overload sewer and water systems in our area as well as fire, law enforcement, highway maintenance etc. and will require new bond elections that will increase our property taxes. This density is just too much!

The culdesac at the end of N Fair Oaks Place currently has open access to the golf course. That area should be platted into 1 or 2 residential deeded lots meeting up with the other homes property boundaries on each side to form single family dwelling(s), which would close off that culdesac as a thoroughfare into our subdivision.



The current homes around the River Club golf course are owner occupied- 1 and 2 story dwellings. The neighborhoods are currently pretty safe, walker friendly- know your neighbors. The new development as being proposed is not the best fit for the community of the current long term homeowners and Garden City. If the development needs to go residential, then the zoning should stay at R2 to provide compatibility to the current area. An upscale 55 and older owner occupied residential community would be a perfect fit to the surrounding area and be an upscale enhancement to Garden City, providing world class and premier living on a golf course. This would provide stable owner occupied residential living, which is a healthy and necessary part of a successful city. This will provide generations of 55 and older people with an opportunity to own a home and live in a golf course community.

Commercial buildings would be a next best fit second to low density 55 and older owner occupied dwellings. Commercial buildings are typically 1 and 2 story with car traffic during business hours. Enough parking can be provided so our side streets do not become the over flow parking. Additionally, no extra dogs and people would be trying to cut across the golf course, streets and our residential property to get to the green belt.

Both of these choices provide a great return for the developer and better managed growth to the existing area, than the proposed 700-800 unit high density 4 story development.

A very important concern is flooding and floodplain change. If soil elevation is raised during the construction process, then the flood plain trajectory would change for the current neighborhood homeowners. The removal of surface land area for the Boise River to seep to during high river runoff periods or less soil for uptake of water during periods of heavy rain will cause an increase of water in crawl spaces for nearby homeowners. How will this impact the water table within the current Plantation subdivision and golf course open space?

With growth comes an increase in crime. The State Street corridor is turning into a multi-level high density rental housing strip. This high density of transitory mobile occupants living along State Street will increase crime in our neighborhoods, streets, place of work, place of shopping, and place of play.

Managing growth is a tough responsibility. Building healthy, safe, and successful communities requires short and long term vision and getting critical decisions correct. Zoning decisions become permanent and irreversible and damage to the quality of neighborhoods can and does happen. The current proposal if approved as is would forever take away a lost opportunity to create a unique 55 and older community on a golf course in the middle of a city.

We are urging you to work on mitigating the concerns and real issues that we and fellow homeowners are bringing forth for your review. We need a solution that Lincoln Property Company (LPC West) and neighbors both feel meet each other's wants and needs.

Thank you for your time and careful review.

Sincerely,

Kathy Clancy  
6580 W Plantation Lane  
Garden City ID 83703