

Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: SAPFY2023-0001

From: mikenero@jps.net

Sent: Wednesday, November 30, 2022 5:15 PM

To: Teresa.Jorgensen@jps.net

Subject: RE: SAPFY2023-0001

Councilwoman Jorgensen,

The development that is being proposed at the River Club has grown considerably since June 2019 . The application, SAPFY2023-0001, will be asking for approval to rezone 22.3 acres from the current R2 zoning to the new SAP district base zone category. In accordance with the SAP ordinance, the owner has held two “Neighborhood Meetings” , one on August 25th and the other on October 25th. At these meetings they presented a development which included several 4-story apartment buildings and a few 2-story units with a total of well over 700 residential units.

This is roughly 50% larger than the owner of the River Club had previously discussed. I should point out that the ownership of the club has been somewhat fluid. The Ada County Assessor’s Office lists the current owner as LB RIVER CLUB OWNER, LLC. The managing person of LB RIVER CLUB, LLC is Patrick Gilligan, Vice President of Lincoln Property Company. Lincoln Property Company is the developer Will Gustafson has chosen to move forward with on this development project. There is some question as to Mr. Gustafson’s position currently and what it will be in the future.

My concerns regarding the development:

1. How do we ensure these 22.3 acres is the end of the development of the golf course which is over 100 years old, the 2nd oldest in Idaho. We need to know the golf course will remain as an 18-hole golf course going forward.
2. A 4-story apartment complex with 700 plus units is not suitable next to a golf course, especially a century old private golf club. The number of units should be significantly reduced and the design improved.

Please understand I know the developer needs to have some development approved by the city. If the 22.3 acres is not rezoned in some manner, the entire golf course, of approximately 110 acres, remains in the current R-2 zoning which allows the owner to build 6 homes per acre throughout the golf course. This is, of course, unacceptable. However, this is the path the owner would most likely take. The River Club, aka Plantation, has been a golf course since 1916. It is a fabulous part of Garden City. To lose the golf course is to forever change Garden City.

So the stumbling block, as I see it, is how to assure the golf course will be protected and will be a part of Garden City well into the future. Hopefully some negotiation can result in a reasonable solution that works for the River Club members and Plantation residents, as well as, the developer. The final design should considerably tone down the 700 plus residential units the developer is requesting. Further, it needs to provide some assurance the remaining area will forever remain a golf course. Any negotiated agreement should be well defined within the SAP District.

Thanks for your consideration of my concerns.

Regards,

Mike Nero
4675 Savannah Lane
Garden City, ID

From: Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG
Sent: Sunday, November 20, 2022 7:15 PM
To: mikenero@jps.net
Subject: RE: SAPFY2023-0001

Mike,

Thanks so much for reaching out. Unfortunately, you are correct. With pending applications, we are advised by legal counsel not to meet directly with any interested parties.

However, I am happy to review any concerns or suggestions you may have.

I hope all is well.

Regards,

Teresa

Sent from [Mail](#) for Windows

From: mikenero@jps.net
Sent: Thursday, November 17, 2022 2:33 PM
To: Teresa.Jorgensen@GARDENCITYIDAHO.ORG
Subject: SAPFY2023-0001

Councilwoman Jorgensen,

A bit over a year ago you and I spoke about the River Club and the changes the ownership would be making. We are beginning to see the activity leading to a sizable development effecting the golf course, particularly the section bordering State Street. Bob Taunton and JoAnn Butler have a Pending Submittal of SAPFY2023-0001 requesting a zone change for 22 acres of the golf course from R2 to a SAP district.

If it is possible for you and I to discuss this pending application I would very much like to show you the area involved in the application. I understand that this may not be possible and certainly do not want to put you in a position that would require you to disqualify yourself from any action regarding this application. However, if it is possible please contact me and we can arrange a brief meeting.

Thanks.

Best regards,

Mike Nero
4675 Savannah Lane
530-394-7596

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To: tjorgensen@gardencityidaho.org [Remove](#) this sender from my allow list
From: mikenero@jps.net

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Ryan Montoya, Planning and Zoning for Garden City

We are struggling trying to understand why you are willing to create a situation with the second oldest golf course in the state, all for the sake of the almighty dollar.

Eight hundred living units bordering the golf course, State Street and the Plantation subdivision is a bit much. We believe this number of units is at the least, just simply put, extraordinary and ridiculous. It will create horrible traffic problems as well as a host of problems renters will cause because, we all know, renters have NO dog in the fight.

If you truly believe this a positive situation and really see a need for this development, at least keep it to 4 units per acre.

Lou and Gerre Pagano

5945 W Sterling Ln, Garden City, ID

Kena Champion

From: planning
To: Susanna Smith; planning
Subject: RE: The River Club/ Gustafson Project

From: Louis Stoddard <loumarstodd644@hotmail.com>
Sent: Monday, November 7, 2022 2:39 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: JMcCrostie@house.idaho.gov
Subject: The River Club/ Gustafson Project

Dear Mayor Evans and Garden City Council Members,

We live at 6303 N. Fair Oaks Place on The River Club Golf Course. We are writing to you because, in the not too distant future, you will be receiving a request from River Club Boise LLC/Taunton Group to rezone 17.6 acres of the Golf Course to high density residential housing allowing up to 750 units consisting of four storey apartment buildings and two storey condominiums / townhouses. There is a possibility that some of these units will be extremely close to our home and will obscure the view of the golf course. We strongly oppose the construction of homes so close to our property.

We purchased our home over two years ago, in large part, because of the wonderful view down the golf course, the green fairways and the magnificent old trees that can never be replaced. This will all be gone if their proposal is accepted.

We, along with our neighbors on Fair Oaks , Charleston and the north side of Plantation Lane, accept that change is coming and acknowledge that Mr. Gustafson owns the property and can do, up to a reasonable point with City approval, what he chooses to do with the land. However, what is currently being proposed will have a significant negative impact on our property values and our quality of life. We appreciate that growth is a positive thing for Garden City, but it is crucial that a compromise be reached that will also protect the green areas of beauty within the City.

We hope that you will work with us to achieve a reasonable plan for the development that will reduce the proposed high density of homes . To increase the population of this area so drastically, will certainly cause issues of concern for traffic, emergency services, school enrollment, city services, etc.

Louis and Marilyn Stoddard

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From: loumarstodd644@hotmail.com

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Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: Concerned Resident: River Club Development project (SAPFY2022-0001)

From: Riley Hickox <rileyhickox@gmail.com>
Date: November 7, 2022 at 7:31:00 PM MST
To: John Evans <jevans@gardencityidaho.org>
Subject: Concerned Resident: River Club Development project (SAPFY2022-0001)

Dear Mayor Evans,

I'm reaching out as a Garden City resident to express grave concern over the proposed River Club Development project (SAPFY2022-0001). I own and live in the Plantation River community residence, with my family. I recently attended Neighborhood Meeting #2 (10/25/22) to listen to the proposed development changes to the River Club property zoning. The Developer is proposing drastic Garden City zoning changes to extended portions of the existing property. The proposed developer zoning change from R-2 to SAP, will allow for an extremely high dense living development ("4 stories") in an existing small single family home community. The existing community is a quiet, safe, and closely knit neighborhood centered around the River Club golf course and clubhouse. The River Club has served as a vital community gathering and recreation facility to Garden City for over a 100 years. The proposed development plan calls for 650-750 living units. There are neither community accommodations or community access to public amenities, to support this many people in such a dense area of this location. This will negatively impact the Garden City community and this neighborhood permanently. There are many serious concerns including (but certainly not limited to): significant reduction of existing homeowner's property value, degradation of beautiful wildlife and outdoor open area, increased traffic on the State Street corridor that is already extremely overloaded, no public parks or access to community based amenities, significant lack of parking, emergency serviceability in proposed area, and more.

I believe changing Garden City zoning from R-2 to SAP would be a massive mistake for the community of Garden City. It will ultimately grant a Developer autonomy to build apartments, commercial buildings, or 'whatever' without restriction under the purview of the Developer's stated 'master plan'. I respect rights of the ownership, but this land is communal and centered around where the rest of the community has built a life and made heavy investments. Once this beautiful piece of land is changed, it will be gone forever! This is the city's only golf course, serves as a recreation center, a community gathering hub, and wildlife refuge. It's critical communal land and must be preserved and protected as much as possible with its current state. State Street Corridor Plans can be met without harming the Garden City community, while also aligning with Garden City's Comprehensive Plan for this area as Residential Low Density and keeping a vibrant beautiful community gathering location.

A drastically scaled back and condensed development in the proposed area, could be a tenable compromise. Proposed Phase Area 1 (property entrance) & Phase Area 2 (#10 golf course), should not be allowed more than 2 story single-family homes (townhouses/condos). This would align with existing community development and reduce impact to existing neighbors (I do believe this will still result in negative, additional traffic issues in the State Street Corridor), and require no zoning changes. Proposed Phase Area 3 should be left intact to preserve Garden City open lands and wildlife. I don't believe the Developer or their proposed plan has the community and neighborhood's best interest at stake with their existing plans. It's clear their intent is to establish as many living units as possible in the development area to obtain the highest possible profit return to their project. I firmly believe that no zoning changes to the proposed existing lands would be best for Garden City, preserving and protecting the community. Any approved zoning changes and development, should be limited in scope to protect our community.

Thank you for your consideration around the matter.

Riley Hickox

208.283.6562

6161 W. Plantation Ln, Garden City, ID 83703

Kena Champion

From: planning
To: Susanna Smith; planning
Subject: RE: Proposed Rezoning

From: Michael Downey <doomer51@icloud.com>
Sent: Sunday, November 6, 2022 9:06 PM
To: John Evans <jevans@gardencityidaho.org>; James Page <jpage@gardencityidaho.org>; Teresa Jorgensen <tjorgensen@gardencityidaho.org>; Russ Heller <rhellier@gardencityidaho.org>; Bill Jacobs <bjacobs@gardencityidaho.org>
Subject: Proposed Rezoning

Dear Mayor Evans and Garden City Council Members,

This letter is in opposition to the proposed rezoning of the land to be developed with a conditional use permit on the former Plantation now RiverClub golf course.

Four years ago, when the developer purchased the land, he made it known that his plan was to develop it. He wasn't able to do this immediately. The swelling uproar from environmentalists and homeowners as well as the existing zoning "code" were too great of obstacles to overcome. He likely thought that you, the Garden City Council members, would not or could not go along with this radical change quickly. In the meantime, he and his clever lawyers bided their time and made some upgrades to the Plantation Club house, shook hands and traded smiles with those they hoped to win over to their development plans. Now, he apparently thinks that the time is right to do what he was unable to do 4 years ago.

My question to you, Garden City Council Members is "What has really changed?" The developer wasn't able to make these changes 4 years ago but now he can? This change is contingent on your approval. As you know, the proposed rezoning and development density change would greatly effect our community. It would bring roughly 800 people, 3 four story living units, decreased property values, loss of open space and the mature trees, increased congestion and more. And, the developer won't stop there. He will continue to pick away until all the rest of the land is developed. Is that change something that is a positive win for Garden City? I don't think so and I hope, you don't view it that way either.

Thank you, once again, for your time and attention to this issue.

Sincerely,
Michael Downey
6296 N. Charleston Pl
Garden City, ID 83703
doomer51@icloud.com

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To: jevans@gardencityidaho.org	Message Score: 30	High (60): Pass
From: doomer51@icloud.com	My Spam Blocking Level: High	Medium (75): Pass
		Low (90): Pass
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November 5, 2022

To: Mayor John Evans
Council President James Page
Members Teresa Jorgensen, Russ Heller, Bill Jacobs

Re: SAP (we don't know what that means)
Zoning Change

The purpose of this letter is to express our dismay and opposition to the zoning change allowing increased density in the Plantation subdivision. In this older, well established neighborhood it would be unconscionable to even consider such a massive change—800 UNITS! That's a potential 1600 more cars! Can you even imagine the increased traffic and the difficulty getting onto State Street? Or, turning left into Plantation during evening rush hour traffic?

Boise is growing because it's an attractive and safe city. Please do not allow additional growth in areas that have been established for more than 40 years, hugely increasing traffic and potential crime. There is room for Boise to grow but certainly unnecessary in established neighborhoods.

We urge you to reconsider and keep the zoning as it is, R-2. Allow Plantation to remain the older, peaceful, and safe neighborhood it has become. Please take a stand against further development in Plantation.

Sincerely,

*Gail Neel
Ted Neel*

11/3/22

Ada County Highway District

Garden City Council Members

By now you have been receiving multiple communications from your neighbors here on Plantation Golf Course. Maybe not "next door neighbors but people who have lived, worked, and played in the same neighborhood as yourselves.

We all realize that "growth is inevitable" and "change is something you can count on." We have been dealing with this change on Plantation for 5 years now. With the State Street Corridor Plan we have accepted that the beautiful old growth trees along State Street will have to go. ACHD has a plan and it has to happen. With the county's growth the traffic on State Street has become a major bottleneck. We are completely onboard to fixing it.

However, never did we see the "Residences at River Club" presented by the Taunton Group's plan until last week. As of today there are no homes or businesses on that 22 acres of State Street frontage. Nothing adding to the problems that are being experienced. With the R-2 zoning that is in place, there could be 6 units per acre built. Basically 132 living units. If they are allowed to change the zoning to SAPD as they are presenting they will be adding 726 living units to that acreage. Zero to 726.

ACHD is trying to fix a major traffic problem that has developed over the last 10 to 15 years and Taunton has the plan to add over 700 family units within 5 years. It will take millions of dollars and several years to complete the Corridor plan and what will have actually been gained if this proposal is accepted and the zoning is allowed to be changed?

I personally have worked in the building industry in the past and my emotions are not triggered as much as the other residence when it comes to me personally. As I said before, change is inevitable and the State Street traffic is one we all look forward to being made better. But the whole idea of adding this huge proposed complex will completely void any of that progress.

Please think long and hard on this decision.

Sincerely,



Lynn L Livingston

Anthony R. Cardoni
5730W.Sterling Ln.
Boise, ID 83703
Phone: 928-925-8559
E-Mail:

Letter transmission by email to:

Mayor John Evans
Planning & Zoning Chairman Kent Rasmussen

Subject: Considered rezoning of a portion of The River Club

Dear Mayor Evans and Chairman Rasmussen:

This letter is to record my discontent with the consideration under review to rezone a portion of The River Club (hole 11), and allow the construction of a high density apartment complex in that area. I implore the city to step back and review the implication of such a decision, should the area be rezoned for high density occupation.

My home is in the Plantation Development, a 30 year plus community occupied by concerned residents who rely on the city to protect the value of our asset, an asset to many which is a significant part of their net worth. Allowing the construction of an 800 unit apartment complex implicitly suggests no residential area is safe from overzealous developers. Is the tax revenue Garden City would enjoy through this rezoning worth the alarming message sent to current home owners? Doesn't the dedicated commitment by residents to maintain a desirable residential space, for more than 30 years, mean something to our city? Do we deserve the expected negative impact this development would have on our home values? This wouldn't look like progress for our city and community.

To summarize, I respectfully ask that the Zoning Committee reject the effort to rezone this space for the construction of high density apartments. Thank you for your consideration in this important matter.

Respectfully,



Anthony R. Cardoni

November 3, 2022

Mr. Ryan Montoya, Member Planning and Zoning:

We are writing as concerned citizens and residents of Garden City. The proposed zoning change from R-2 to SAPD for the State Street/River Club area has us deeply concerned and frustrated. We have attended both neighborhood meetings where concerns were met with “too bad, this is what’s happening” responses from the developers. Our concerns are:

According to 8-6B Specific Provisions, one of the goals of a SAPD is to “*Develop in a manner that is highly respectful of the natural setting that is at a human scale and ensures neighborhood compatibility.*”

The proposed development for this SAPD is **not** compatible with the existing neighborhood of upscale single-family homes; especially the proposed zoning change at the east end of the site. Nor is there respect for the current natural setting. The row of 100+ year old trees along State Street will be removed and replaced by 4 story apartment complexes and paved parking spaces.

Another element in the 8-6B Specific Provisions is “*Result in a contribution of amenities to the community including maintaining public access to the Boise River and recreational facilities.*” There is no public access to the Boise River through the existing Plantation Subdivision or golf course. The only access would be through private property, and would be considered trespassing.

2017 was a year of flooding in the area. Even with the expanse of golf course to absorb much of the flood waters, the crawl spaces of homes along Plantation Lane were flooded with water coming from the north (direction of golf course – not the river). If that green space is dramatically reduced and replaced with impervious roofs, concrete and asphalt, more flooding will occur in the future.

Traffic and parking are also huge concerns. With the proposed building of 800 living units in high-rise apartment buildings, (potentially up to 1600 vehicles) will there be adequate parking? Overflow parking will definitely impact current residents of Plantation Subdivision. Will current residents of the Plantation Subdivision be able to exit onto State Street safely?

These buildings will completely obliterate any foothill views for an entire neighborhood and completely change the integrity of an established area of high value homes.

Apartment renters are not vested in their neighborhoods like homeowners are, and in time, apartments become tenement buildings. Is this the future you want for Garden City?

Currently this property is zoned R-2, which allows a higher density than the existing 4 units per acre in the area. To remove that zoning and change it to SAPD, the developers can (and plan to) build as many high-rise apartments possible onto what is now green space. Garden City should not consider this zoning change; property values, quality of life, safety and security of homeowners in the area, parking and traffic – all will be grossly and negatively impacted.

Please keep the zoning R-2. Changing it to the new SAPD zoning would be a short sighted and an irreversible mistake for both Garden City and Boise.

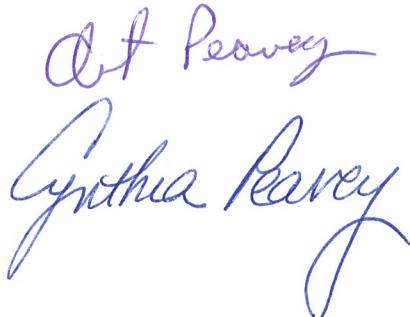
Thank you for your time and consideration.

Art and Cynthia Peavey

6565 W. Plantation Ln

Garden City, ID 83703

ionebar@hotmail.com



Two handwritten signatures in blue ink. The top signature reads "Art Peavey" and the bottom signature reads "Cynthia Peavey".

Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: Zoning change request for River Club/State Street

From: Cynthia Peavey <jonebar@hotmail.com>
Sent: Thursday, November 3, 2022 11:49 AM
To: James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellera@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Subject: Zoning change request for River Club/State Street

Garden City Council members:

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Please keep the zoning R-2. Changing it to the new SAPD zoning would be a short sighted and an irreversible mistake for both Garden City and Boise.

Thank you for your time and consideration.

Art and Cynthia Peavey
6565 W. Plantation Ln
Garden City, ID 83703
ionebar@hotmail.com

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11/3/22

Ada County Highway District
Garden City Council Members

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We all realize that "growth is inevitable" and "change is something you can count on." We have been dealing with this change on Plantation for 5 years now. With the State Street Corridor Plan we have accepted that the beautiful old growth trees along State Street will have to go. ACHD has a plan and it has to happen. With the county's growth the traffic on State Street has become a major bottleneck. We are completely onboard to fixing it.

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Please think long and hard on this decision.

Sincerely,



Lynn L Livingston

Kena Champion

From: planning
To: Susanna Smith; Janelle Curtis; James Page; Teresa Jorgensen; Russ Heller; Bill Jacobs; John Evans
Subject: RE: Change of zoning along State Street from R-2 to SAP in River Club development

-----Original Message-----

From: Janelle Curtis <janellecurtis1@gmail.com>
Sent: Tuesday, November 1, 2022 6:14 PM
To: James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rheller@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>; John Evans <jevans@GARDENCITYIDAHO.ORG>
Subject: Change of zoning along State Street from R-2 to SAP in RiverClub development

This letter is to object to the change in zoning proposed by the development of Lincoln Properties near the residential streets FairOaks and Charleston Place.

We attended the meeting that the developer was mandated to have for the community. We think the density level of homes and 4 story buildings are not in keeping with the present development.

Even more problematic will be the increased traffic of 800 possible living units which will access State Street. This increase in traffic may have to turn right into our development in order to turn left on State Street.

Although we are not against all development, we think smaller townhomes near the residential homes would be more in keeping with the neighborhood.

If the proposed development is completed, we think it should be buffered by a sizable green space before reaching the fore mentioned streets.

Thank you for your consideration and service, Janelle and Dick Curtis
6256 N. Charleston Pl.
Boise, Idaho 83703

Kena Champion

From: bobschmellick <bobschmellick@gmail.com>
Sent: Friday, October 28, 2022 6:10 PM
To: planning
Subject: Re-Zone in the Plantation Subdivision from R2

Dear Kent Rasmussen; Ken Brown; Ryan Montoya; Starr Shepard & Matthew Wilde, are homeowners are very concerned about what Lincoln Financial wants to do by it's redevelopment plans for the 22 acres on the River Club Golf Course. They are requesting that they want to re-zone from R-2 to build in excess of 700 apartments & townhouses on 22 acres of the golf course in front of our homes. There never has been this type of development of any kind in the Treasure Valley or any where else in the State of Idaho that I'm aware of. Their plan would destroy the values of our existing homes and the reason they were purchased in the first place.

Regards,

Bob Schmellick
6253 N. Fair Oaks Pl.
(Plantation Subdivision)
Garden City, Idaho
208-870-5020

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To: planning@gardencityidaho.org	Message Score: 30	High (60): Pass
From: bobschmellick@gmail.com	My Spam Blocking Level: High	Medium (75): Pass
		Low (90): Pass
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Taunton Group

Community Development

DATE: October 13, 2022

TO: River Club Neighbors

FROM: LB River Club Owner LLC

RE: Neighborhood Meeting #2 Notice

Dear Neighbors,

You are invited to a neighborhood meeting to discuss **The Residences at River Club** mixed-use project near your property. The purpose of the meeting is to explain the proposed development, answer any questions, and listen to your feedback and suggestions. No Garden City representatives will attend the meeting.

Meeting Date: Tuesday, October 25, 2022

Meeting Time: 6:00 PM

Meeting Location: River Club Clubhouse

Project Summary:

The planned project involves rezoning approximately 22 acres of The River Club property from R-2 to Specific Area Plan District (SAPD). The rezoning would allow mixed-use development consistent with the State Street Corridor vision for transit-supportive densities at activity-nodes.

Garden City requires an applicant to hold a neighborhood meeting before applying to the City. Previously we provided background planning information and a preliminary sketch plan. The applicant's architect will present site design information at this meeting.

If you have any questions or cannot attend, please feel free to contact me. We look forward to hearing from you.

Sincerely,

Bob Taunton, Applicant Representative
Taunton Group, LLC
208-401-5505
bobtaunton@tauntongroup.com

DAVID RAE
6607 MAKESIDE
208 861-7150
davidrae6607@gmail.com

David
Development
AHD

Kena Champion

From: planning
To: Susanna Smith; Dan & Betty Hollar; John Evans; James Page; Teresa Jorgensen; Russ Heller; Bill Jacobs
Cc: planning
Subject: RE: River Club Proposed Development

From: Dan & Betty Hollar <omzi6254@gmail.com>
Sent: Sunday, October 16, 2022 5:02 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <ipage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Subject: River Club Proposed Development

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

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

Date: October 16, 2022

Re: River Club Proposed Development

We have serious concerns about a proposed development on Garden City's historic Plantation Golf Course (currently named The River Club) located at 6515 W. State Street. In an [August 25, 2022 neighborhood meeting](#), it was proposed that 22 acres of the current golf course be developed. Specifically, to build high density apartments - as many as 750 apartment units. This high density development would result in the loss of even more open space than what was originally proposed in 2019 compared to today (see the following images provided by the developer).

Proposed High Density Development on The River Club Property (Formerly Plantation Country Club)

July 2019



December 2021



August 25, 2022



LPCWEST
LINCOLN PROPERTY COMPANY RIVER CLUB RESIDENCES

SITE LOCATION PLAN CRTKL
AUG 25, 2022

We are opposed to such development as it will negatively impact Garden City's quality of life, including, but not limited to:

- Creation of high density housing in an area that is currently not designated/zoned for such high density development in Garden City
- Permanent loss of one of Garden City's preeminent open spaces, including the loss of old growth trees & negative impact on area wildlife habitat
- Negative impact to surrounding Garden City neighborhoods & residents, including the loss of privacy due to the close proximity of this proposed high density development (3-4 stories tall) to adjacent residential communities
- Creation of more traffic & congestion on State Street, as well as to adjacent residential communities
- Creation of more noise pollution from this proposed high density development
- Increase in carbon footprint from increased energy use by this proposed high density development
- Toll taken on existing utilities, including electricity, natural gas and limited water supplies by this proposed high density development

We support the [Save Plantation Coalition](#)'s efforts to Keep Garden City Green and join those who want to protect our city's last, large piece of open space from such high density development. Besides wanting to see this golf course remain in its current configuration, we strongly oppose any rezone of the existing property or conditional use permit tied to its development.

The land use map in Garden City's Comprehensive Plan identifies the Plantation (The River Club) property as "Green Space and/or Park." The Garden City Comprehensive Plan also states the need to improve the city's image by adding more parks and open spaces to create a "sense of place." What kind of place will we have if we lose this current open space and replace it with yet-another high density apartment complex?

If the golf course goes, so will the haven this open space provides for eagles, owls, ospreys, ducks, cranes, deer and other wildlife.

Please don't view this email as coming from someone who is anti-growth. We favor smart, planned development, but that is not what Developer and River Club Owner Will Gustafson has in mind for this cherished open space, according to those who've heard him talk about his plans for commerce and dense residential development.

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.

Sincerely,

Dan & Betty Hollar
6254 N. Fair Oaks Pl.
Garden City, ID 83703

Kena Champion

From: planning
To: Susanna Smith; planning
Subject: RE: "A Vision" for Development of The River Club

From: Dave Patterson <dpatterson65@msn.com>
Sent: Tuesday, September 20, 2022 10:55 AM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>
Subject: "A Vision" for Development of The River Club

Hi Mayor Evans,

I live on The River Club Golf Course. I am opposed to the development plan presented by Lincoln Property Company (LPC West) during the 1st Neighborhood meeting.

I realize things can change before the development plan is presented to Garden City. I also have Faith that plans that were presented by Lincoln Property Company are their True Intentions.

Just to complain is not My style... so I am enclosing "A Vision" as an alternative. If all the things that have been said by Will Gustafson are true, that he wants to keep The River Club a Golf Course. This Vision seems to Me to be the best Solution for Garden City.

The Flood Plain problem can be solved.

I will send You 3 emails. First "A Vision", second information about Me with My objectives, and third a copy of the power point presentation by Bob Taunton given at the Neighborhood Meeting.

Please reply with Your Comments.

Thank You in advance... Where We Go One We Go All...

David Patterson
David47 

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From: dpatterson65@msn.com

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A Vision Forever More

With Love David47 

- Visualize from the corner of...

- Keep the golf course a par 71 Championship course that can continuing hosting the Treasure Valley Amateur every year Forever More...
- Give Grace to Will by making Will's Legacy Last Forever More... Will was seeking... He knocked at Garden City, Idaho on the oldest, making it the Classiest Championship Golf + Pickleball Club... Asked How it should Be... Will is "River Club Golf + Pickleball Club". He has managed it so far exceptionally well. Will's True Legacy will Be that He gives the last Right of Refusal to an ESOP of physical Neighbor lot owners, plus avid Golfers who are Members of Wonderful Will's Golf + Pickleball Club... The Best ESOP's are usually financed by the estate in Your Will... Pickleball may rival Golf in popularity. Perhaps the expense of a new entrance won't be needed...
- Keep open "All Green Areas" along State Street visually totally open environment making for all appealing sight lines showing how great Garden City's River Club + Golf Pickleball Club Truly is... A Wonderful "Will Be Green Forever More Area" zoning that was started Right Here in Garden City, Idaho... It Will Be areas that people can actually See... to be able to Enjoy while sitting at a traffic light... Thinking My Soul could be Home Now... Passing a well maintained "Will Be Green Forever More" zoned area... A zoning Class perceived and achieved by USA Souls right here in Garden City, Idaho... The highest of Classes...

- Maximize long term profits for Lincoln Buddies Property Co on putting Our Heaven on Earth in their 22 acres on the River. The Last Split Will Be done. The Last Development by 3 current owners... they may own River Club... it is Our Home... We need to know names of any and all members of all LLC, officers of Incorporated Company and whom ever has any interest in this most desirable area for high end experiences... Will wants a place that maximizes live ability... Well Planned... World Class... Only one River... enter exit off Glenwood where anyone can immediately go across the River, shopping, restaurants that are golf cart ready, walk bike the green belt, fish the River... or quickly go to the State Street downtown Boise Express Way. You have just come out of Your World Class Luxury 3 Bedroom 2 and 1/2 bath over looking a vibrant Classy downtown Garden City across the River as you waved Hi to Your Golfing Buddies. Your new townhouse is a multi level with parking on ground level for Your electric bikes, golf cart, and plenty of room for Grand Kid parking. Driving up to a 1st and 2nd level residence parking spots. Elevators start on the resident parking garage going up quickly to Your Heaven on Earth... River, Garden City Center one side... All apartments sight line above tree line... The Golf Pickleball Pool Exercise Will Be Green Area For Ever More Zoned... The River Club at Garden City, Idaho.... World Class... Who

would have thought... Your Soul... My Soul has the
Opportunity to Help make Our Vision Be the Final Truth ❤️

- Maximize positive impact by Elevating Property Values for existing neighbor property. 750... to Maiximum Garden City Code Height Allowance Maximum Future Home Land Owners (ability to join the Wonderful Will ESOP) high end River Side Mirrored Maximum Taxable Property Value Luxury Town Homes.... far more desirable than 750 "MeToo" Project apartments hidden behind existing businesses on State Street. These Multi-story "Me Too" dwellings seem to be a dime a dozen along State Street...
- For Eternity that the River Club will always be a Championship Golf Course that Will proudly continue Hosting the Treasure Valley Amateur Forever More...
- Golfers do Not see River while Golfing
- Project Housing Noise pollution
- Who's paying for all sewer hook ups
- 100 year old Golf Course is an anchor Historic Amenity
- Congestion
- Available zoning is not Mandatory Zoning...
- Connectivity... positive or negative
- Potentially Gated Community
- Insure this Environment Forever More
- Golf Course green Garden Area is visually like New York City Central Park...



- We as a Country are at a Fork in Our Road ... opposite Directions... One way Live Path... opposite Evil Path
- Picture yourself coming over Glenwood Bridge going toward



State Street take a right at the light onto Riverside Drive

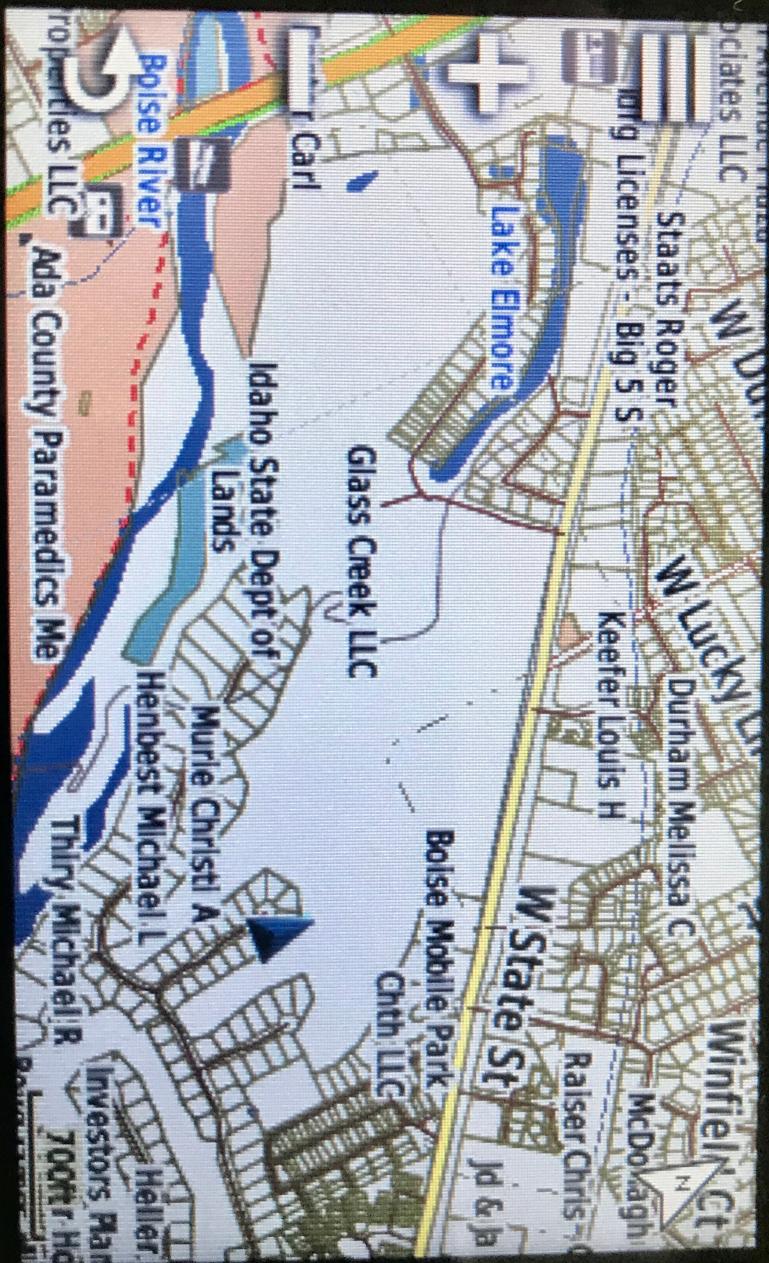
(divided tree landscaped entrance) 2nd right on new Wonderful Will Way. Sidekick the golf course past Old #4 low spot Lake along Golf Course to Live For... Arrive at Your Destination... Fort Lincoln's Last Stand Townhouses (whatever a one level high tech World Class Luxury Living area) is in Forever More Terms. Flood plain solved by building on Piers or Pilings. 8' out of Ground i.e. PrePlanned Flood Plain Control by having Grandkid's parking, golf cart parking, electric Bike Parking, Movable toy Parking... Next two floors residence parking 2 per townhouse... Elevators start on 1st Residence Parking level... View to Live For... Downtown Garden City Action across The River... Beautiful golf course, Boise Front on shady North Side... Happy Hour every night... World Class...

- Sugar money...
- Who are the legal owners right Now... Truth is Truth...
- It's just plain Wrong to have 750 unit, 5 story apartments in One of the few Garden City Luxury Home Subdivision's...
- Where We Go One We Go All...
- Who do you Trust 

Let Us... You... My Guys and I come together on the path toward **Live**



OREGON 650t



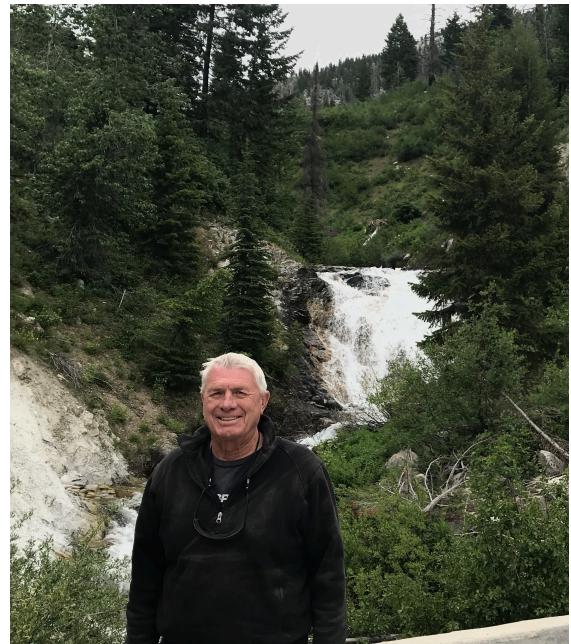
GARMIN

Hello

I am David Lester Patterson
High School name... Dave
Favorite name... Grandpa Dave
YouVersion name... David47 🙏

Native Boisean
Designed and Built My Home in 1994
6326 N Charleston Place
Garden City, Idaho USA 83703-2607

Text Preferred: 208-573-1050
Phone: 1-208-573-1050 Leave Voice Mail
email: dpatterson65@msn.com
email: dpatterson1947@icloud.com



Background

Food Broker
IBM Salesman Anchorage Alaska, Boise Idaho
Computer/Word Processor Sales Manager
New York Life Salesman including Medical Insurance
Executone Telephone Salesman
Franklin Building Supply Salesman Lumber Window Exterior Door Interior
Door Trim Cabinets
Home Designer Builder
Subdivision Developer
Retired and a Golfer

Objectives

Does Garden City want the amenity of the Caliber of an Historic 101 year old Championship Golf Course? I want this Amenity.

Keep Garden City a Visually exceptional Place to Pass By and a highly Desirable place to Work and Live... A Diamond that sparkles for All to See.

Insure THE RIVER CLUB remains a Golf Pickleball Club Forever.

Insure that whatever project that is approved is Bonded to insure Completion of the Project. Rebuilding by tearing out 13 old holes and replacing with 13 new holes, with Lakes, new Sprinklers System, new Greens, Sand Traps, Tee Boxes and Amenities is a massively Expensive Project for Anyone who does Not Love or Play the Game of Golf. It would be a Travesty to start... get Partially done... run Out of money... then have to further develop into 5 story "Me Too" apartments in order to clean up the Dollar mess made by not Bonding the entire Golf Course Project. The Club House where most of the money has been spent so far could become an amenity for a Large Scale "Me Too" Apartment Complex... "Me Too" Apartments everywhere are a solution to solve a "Lack of Finances to Finish

the Golf Course Remake + New 1st Class Pickleball Courts”
Problem...

Once permit's are pulled to rebuild the intersection at State Street and N Pierce Park Lane, and multi story apartments are built along State Street the “Passer By” View of a what is Now one of Garden City's most Beautiful Visual Amenities... the Green Park Like View of THE RIVER CLUB along State Street will be **Lost Forever.**

Maximize positive impact to current home owners and business owners that surround The River Club.

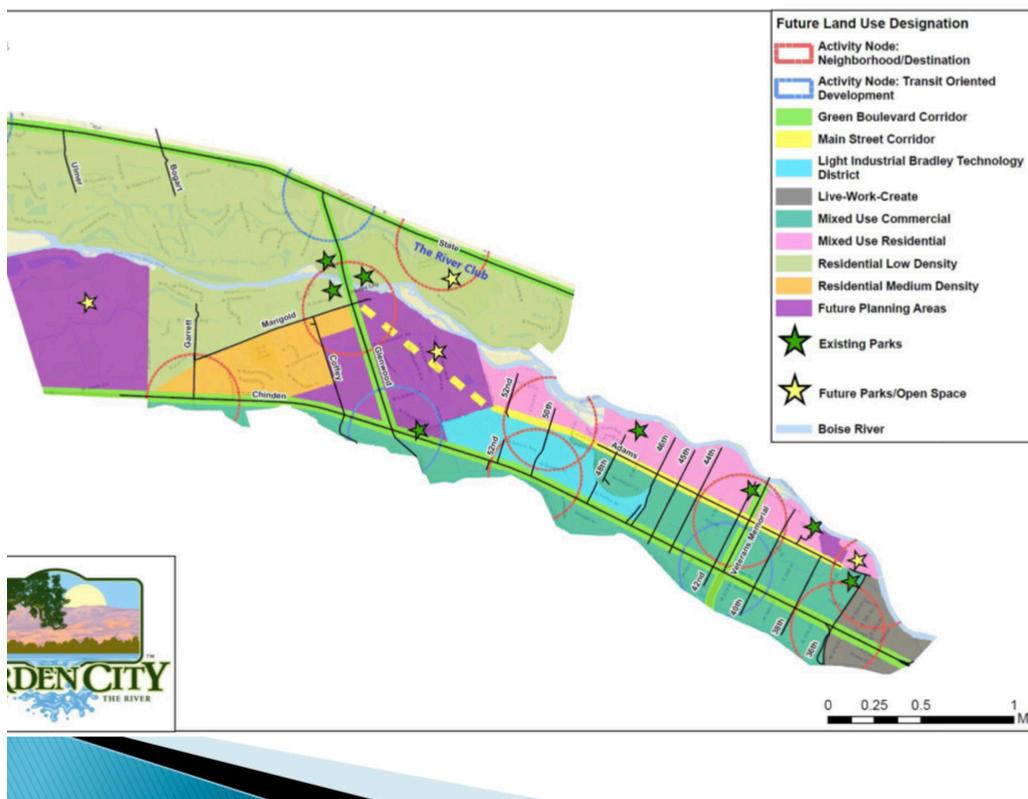
The amount of Money that has been spent on Current Improvements to The River Club (stated at \$6 million) is Minuscule compared to the potential Decline in existing Property Values if the golf course doesn't have the Financial Power to be Bondable, to Complete a Remake. Adjacent Property Owners on All Holes that could be affected by not Insuring Completion of a Massive Remake project. The Border property anywhere on the current Golf Course turned into High Density Residential Project by **The World's Highest Volume Luxury Townhouse Developer...** more/Less Desirable than They are Today.

I learned to play golf at Plantation Golf Course when I was 6 years old. At that time the course went across the Lake Elmore on Plantation Drive for the 3rd hole, then teeing off toward the west on a long Par 5 along State Street on the 4th hole... 5th Hole a Par 4 back across Lake Elmore at Savannah Court ... Had the original Configuration made it to today, You would have an Augusta National Golf Club caliber Club. We need to take what We have Today and Make It the Best It can Be. Golf Course Death by a hundred Divisions. By keeping major Development to the Front Nine, making shorter "drivable by long hitter" Risk - Reward Par 4's... perhaps the Back Nine can remain basically the same. Save by repairing the Back Nine Sprinkler System... Let a 24 year employee who knows the sprinkler system inside out use His common sense to water dry spots.

THE RIVER CLUB at Garden City, Idaho USA now has a totally Full Membership with a extended Waiting List... A person buys a Golf + Pickleball Club, That person should expect the Profit of a Golf + Pickleball Club. Golf has become such popular past time that It is tough to get a Tee Time in the Treasure Valley. Pickleball is so popular that the City of Boise is currently, along with building new 1st Class Courts, converting unused tennis courts into Pickleball Courts. Many are so Busy a waiting to play procedure has been Activated...

The current R2 Zoning is much more desirable and fits in with Homes that currently surround The River Club.

GC Comprehensive Plan Adopted 2019



Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: River Club (Plantation) Proposed State Street Development

On Sep 17, 2022, at 10:08 AM, Larry Westberg <lwstbrg1@msn.com> wrote:

Hon. John Evans, Mayor, Garden City, Idaho:

Our home is at 6274 N Fair Oaks Place, Garden City, Idaho, and are 20+ year members of River Club.

At a recent neighborhood meeting River Club announced that it intended to develop about 17.6 acres, currently green space, and for about 100 years part of the golf course. The property is immediately adjacent to our neighborhood. Most of it fronts on State Street.

The announced plan is for 650 to 750 apartment and townhome units. A reasonable guess is that the planned resident density expects about 1,000 - 1,500 new residents and cars or trucks and trash and recycling bins. A second access to State Street was discussed and limited to right turn out and right turn in. It is too early for the ACHD to formally weigh in. No discussion was had about fire and police protection or other public services such as water and sewer for a population the size of some small towns in Idaho. No mention was made about Plantation Place or the other adjacent properties and the existing irrigation canal and water and sewer lines.

The area of development adjacent to our neighborhood is a "neck" consisting of a few Acres located in the eastern part of the 17.6 Acre parcel. The neck does not front State Street. The anticipated density of the apartments and townhomes in this neck is not compatible with our neighborhood of single family homes on sizable lots. Ours is .25 Acres and is indicative of our neighbors. That expected density of homes and residents will deny our neighborhood the peace and quiet enjoyment of our homes we have had for many years. It is not reasonable to subject us to extensive construction activity of heavy construction equipment and dozens of construction workers, probably for an extended period of time. Nor is development of the neck compatible with Plantation Place and its elderly and disabled residents' need for quiet and restful surroundings.

After construction is completed more interruptions to our peace and quiet will arise. Think of the noise from normal activities by so many residents, their cars, and the services to them such as trash, mail, and delivery trucks for various goods not to mention their visitors and their cars. The quality of life of all of us surrounding the neck area will suffer. So will our property values and thus taxes based on that value.

It is far too early to be precise, but who can reasonably object to a suitable green buffer area in the neck to protect the surrounding residents? Nice landscaping and more than normally required set back distances might be possible solutions.

The River Club as owner is entitled to use the property as it sees fit, but does not have a blank check. We all expect Garden City officials to carry out their duty to protect us as citizens from uses by River Club that interfere with the quality of living we all enjoy.

Please share this email with all relevant Garden City officials.

Thank you.

Carmen and Larry Westberg
208 861 4690

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Kena Champion

From: Ron Reagan <ronrreagan@gmail.com>
Sent: Sunday, September 11, 2022 7:08 PM
To: planning
Subject: River Club LLC/ Taunton Group request to rezone golf course

Dear Major Evans and Garden City Council Members;

In the near future you will receive a request from the Boise River Club/Taunton Group to rezone 17.6 acres of the golf course to high density residential housing. It will allow up to 750 units in four story apartments and two story condominiums/townhouses. Some of these units will be extremely close to existing homes that have enjoyed the beauty and open areas of the golf course.

The attractive subdivision of the Plantation Homeowners Association is one of Garden City's nice subdivisions. The wonderful green open expanse is a valuable addition to a city that has a limited amount of park like areas that everyone that drives down State Street can enjoy.

Mr. Gustafson has plans for rebuilding the golf course, which is admirable, however to build this number of apartments/condominiums in this area will greatly reduce the livability if the homeowners of the Plantation Association. Particularly the unfortunate owners that live on FairOaks, Charleston and Plantation Lane.

You have a difficult decision to make on whether to impact an existing neighborhood with high density housing that reduce the value of our homes. It will also greatly impact our current appreciation of an open and beautiful neighborhood. Reduction of the number of dwellings while providing more open space between this new development and our association would be a nice compromise.

One other concern is the impact on Garden City's infrastructure. Emergency coverage, police and fire protection. Schools will be severely compromised. Lastly, the impact on State Street traffic will compound an existing, growing problem.

Please weigh the advantages versus the disadvantages of this proposal.

We thank you all for your service,

Dr. Ron R. Reagan and Mrs. Carol Reagan
6331 N. Charleston Place
Boise, Idaho 83703
ronrreagan@gmail.com

Sent from my iPad

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Kena Champion

From: planning
To: Susanna Smith; planning
Subject: RE: River Club Boise possible rezoning

From: Alicia Baptiste <alicianbaptiste@gmail.com>
Sent: Friday, September 9, 2022 1:41 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: jmccrostie@house.idaho.gov
Subject: River Club Boise possible rezoning

Dear Mayor Evans and Garden City Council Members,

We live in Plantation Subdivision off of State Street and Plantation Lane on The River Club Golf Course. We are writing to you because the current owners of the River Club, Will Gustafson/The River Club Boise LLC/Taunton Group hope to rezone 17+ acres of the golf course to high density residential housing allowing 650-750 units.

A couple things come to mind when we think of the possible development. #1- protecting open space. Through Keep Garden City Green the hope was to protect open space in Garden City including the 100+ year old golf course- presently called the River Club. #2- more traffic on State St. Adding 650-750 units at the intersection of State St./Pierce Park will add approximately 1,300-1,500 more cars to the road if each home has roughly two vehicles. This density in such a small area is unimaginable and will cause issues of concern for not only traffic but for emergency services, school enrollment, city services, etc.

We strongly oppose this high-density development plan and hope that you will consider the residents in the subdivision when you review the proposal and work with us to achieve a reasonable plan for development.

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

Sincerely,

Nick and Alicia Sullivan

Email: alicianbaptiste@gmail.com

Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: River Club Boise Rezoning Issue

From: Claudia Foltz <cfoltz923@gmail.com>
Sent: Thursday, September 8, 2022 10:30 AM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: jmccrostie@house.idaho.gov
Subject: River Club Boise Rezoning Issue

Dear Mayor Evans and Garden City Council Members,

We live at 6284 N Fair Oaks Place on The River Club Golf Course. We know you will be receiving a request from River Club Boise LLC/Taunton Group to rezone 17.6 acres of the Golf Course to high density residential housing allowing up to 750 units consisting of four story apartments and two story condominiums / townhouses.

We are deeply concerned about this current proposal and its effects on our property values, as well as the increased traffic that will be added to an already congested State Street. We are also very concerned that a road could be put through at the end of our Court on Fair Oaks Place. The amount of traffic within the sub-division would increase dramatically.

We hope that a reasonable plan can be achieved that will reduce the high density housing that is being proposed from River Club LLC/Taunton Group.

Thank you for your time.

Claudia and Jim Foltz
6284 N Fair Oaks Place
Garden City, ID. 83703
Email: cfoltz923@gmail.com

Kena Champion

From: planning
To: Susanna Smith; planning
Subject: RE: Rezoning River Club Boise

From: Michael Downey <doomer51@icloud.com>
Sent: Wednesday, September 7, 2022 12:34 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: JMcCrostie@house.idaho.gov
Subject: Rezoning River Club Boise

Dear Mayor Evans and Garden City Council Members,

Thank you for your time and attention to this issue. I am writing this letter to voice my disapproval of the potential rezoning of the Plantation River Club Golf Course to allow development of high density residential housing units. There are only two green open spaces left between Boise and Eagle on State Street. One is Veterans Park and the other is Plantation River Club ---a true jewel of green in the midst of commercial development. I question why you are considering changing the zoning rules? Money, plain and simple. Taxes for Garden City and money for the developer. Let's then talk about money. The many expensive homes lining the golf course were designed, constructed, and made right up to the edge of the course to enjoy the golf, watch the wildlife and simply to enjoy the openness of the surroundings. Have you considered the impact of rezoning on this community? We have been here for years...what about our investments? To capriciously change the zoning for this developer is honestly unreasonable and unjust.

Lastly, who is this guy and his army of high-octane lawyers that can cleverly bend the laws and rules to favor their desires? He knows and hopes, with your blessings, that if he can just nick away at this development in time, maybe years, the dominoes will begin to fall and he will be able to more easily bend more laws/rules for future development. This makes me wonder what incentives he has put forward to gain your support for this rezoning and development. He obviously, purchased this property to make more money, the more the better. "Joe Average" would have no chance to get this far in changing the zoning of the River Club Golf Course. The River Club Boise LLC/Taunton Group needs to be told "NO" to this rezoning and development.

Please, Vote "NO" on this Rezoning request and save the beauty of this environment. Again, thank you for your attention and consideration of this important matter.

Sincerely,

Dr. Michael and Marty Downey
6296 N. Charleston Pl.
Boise, ID 83703
Email: doomer51@icloud.com

Kena Champion

From: planning
To: Bill Jacobs; Kelly Holzscheiter
Cc: planning
Subject: RE: River Club Boise Rezoning Issue

From: Kelly Holzscheiter <kellyholz@gmail.com>
Sent: Tuesday, September 6, 2022 2:35 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: jmccrostie@house.idaho.gov <jmccrostie@house.idaho.gov>; Brently Bird <brentlydb@gmail.com>
Subject: River Club Boise Rezoning Issue

Dear Mayor Evans and Garden City Council Members,

We live at 6283 N Fair Oaks Place on the River Club Golf Course. You will be receiving (or have received) a request from the River Club Boise LLC/Taunton Group to rezone 17.6 acres of the golf course as high density residential housing consisting of up to 750 units across four story apartment buildings, and two story condominiums and townhouses.

We purchased our home a year ago and chose this location for the quiet neighborhood, the cul-de-sac we live on, and the beautiful green space and large trees in the area. We believe it's one of the best locations in the city to raise our 2 year old daughter.

The current proposal will have a significant negative impact on our quality of life and property value. State Street cannot adequately accommodate the large increase in traffic that 750 units will bring, and improved public transit is not the solution to this problem. With the increase in traffic, Garden City residents will experience more congestion, longer commutes and higher levels of air pollution. We, along with many of our neighbors, will lose the beautiful view of the course and the large magnificent trees spread throughout, negatively impacting the environment, the green space in Garden City and our property values. It can be reasonably assumed that the foot traffic in our neighborhood will also increase, which will change the dynamic of our quiet community. In addition, we strongly oppose any new road into our cul-de-sac, if this is in the plan.

We accept that change is coming and acknowledge that the owner of the property can, within reason and city approval, do what he/she chooses to do with the land. **We strongly oppose high density housing and request it be replaced by low density housing, which would better align with the majority of the houses currently surrounding the edge of the golf course.**

It is our hope you will work with our community to create a plan for the development that will reduce the proposed high density of homes. Please put us on your mailing list so that we can ensure we are part of developing a solution that works for everyone.

Thank you,

Kelly Holzscheiter and Brently Bird

6283 N Fair Oaks Place

Boise, ID 83703

kellyholz@gmail.com

brentlydb@gmail.com

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Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: River Club Boise Rezoning Application

From: Mark Annese <mark.a.annese@gmail.com>
Sent: Monday, September 5, 2022 11:56 AM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: JMcCrostie@house.idaho.com
Subject: River Club Boise Rezoning Application

Dear Mayor Evans and Garden City Council Members,

We currently reside at 6316 N Charleston Place on the River Club Golf Course and just recently attended a meeting where the new owners of the River Club Golf course did a presentation of their proposed development plan and their intent to submit an application to have 22 acres of the land rezoned for high density housing. When the property was originally bought several years ago, the owner gave a presentation which included the widening of State Street by ACHD, a new entrance to the golf course and new residential housing along State Street. The property owners here understand the city's need to increase housing along with the owner's desire to generate revenue and were comfortable with the new development that was being proposed along State Street. In the last meeting, we learned of the owner's plan to extend their development plan and increase the number of units by 100. So now the plan has gone from development along State Street to an additional area behind buildings that already exist on State Street and right out the back door of existing people's property. The current plan is considering building structures of 3 to 4 stories and multilevel parking structures. This kind of development seems a bit extreme and will have some detrimental effect on the existing neighborhood. There are concerns about traffic congestion along with saturation of city services as well as security issues with transient people being introduced to the area.

It's understood that with the growth of the city that new development will be necessary, and loss of green space will have to be part of the solution. We are depending on you and the City Council members to apply critical thinking that will both provide for the city's needs and maintain the beauty and quality of life that this city currently offers.

Sincerely,

Mark & Alana Annese
6316 N. Charleston Place
Boise, ID. 83703
Email: mark.a.annese@gmail.com

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To: jthorn@gardencityidaho.org

Message Score: 45

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From: mark.a.annese@gmail.com

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Medium (75): Pass

Low (90): Pass

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Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: River Club Boise Rezoning Request

From: Louis Stoddard <luumarstodd644@hotmail.com>
Sent: Sunday, September 4, 2022 2:16 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Teresa Jorgensen <tjorgensen@GARDENCITYIDAHO.ORG>; Russ Heller <rhellier@GARDENCITYIDAHO.ORG>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Cc: JMcCrostie@house.idaho.gov
Subject: River Club Boise Rezoning Request

Dear Mayor Evans and Garden City Council Members,

We live at 6303 N. Fair Oaks Place on The River Club Golf Course. We are writing to you because, in the not too distant future, you will be receiving a request from River Club Boise LLC/Taunton Group to rezone 17.6 acres of the Golf Course to high density residential housing allowing up to 750 units consisting of four storey apartment buildings and two storey condominiums / townhouses. There is a possibility that some of these units will be extremely close to our home and will obscure the view of the golf course. We strongly oppose the construction of homes so close to our property.

We purchased our home over two years ago, in large part, because of the wonderful view down the golf course, the green fairways and the magnificent old trees that can never be replaced. This will all be gone if their proposal is accepted.

We, along with our neighbors on Fair Oaks , Charleston and the North side of Plantation Lane accept that change is coming and acknowledge that Mr. Gustafson owns the property and can do, up to a reasonable point with City approval, what he chooses to do with the land. However, what is currently being proposed will have a significant negative impact on our property values and our quality of life. We appreciate that growth is a positive thing for Garden City, but it is crucial that a compromise be reached that will also protect the green areas of beauty within the City.

We hope that you will work with us to achieve a reasonable plan for the development that will reduce the proposed high density of homes . To increase the population of this area so drastically, will certainly cause issues of concern for traffic, emergency services, school enrollment, city services, etc.

Thank you for your attention to this very important matter.

Sincerely,

Marilyn and Louis Stoddard
6303 N. Fair Oaks Pl.
Boise, ID 83703
email: luumarstodd644@hotmail.com

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Kena Champion

From: Bill Jacobs
Sent: Tuesday, September 6, 2022 2:41 PM
To: Louis Stoddard
Cc: planning
Subject: Re: River Club zone change

Hi Louis,

Thank you for your email and picture.

I am forwarding your email to the Development Services Director for inclusion in the River Club file which will be part of discussion regarding the proposed development of several River Club holes.

Thank you for your submittal.

Bill

From: Louis Stoddard <loumarstodd644@hotmail.com>
Sent: Sunday, September 4, 2022 5:49 PM
To: Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Subject: River Club zone change



The present view from our living room.

Sent from my iPhone

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To: bjacobs@gardencityidaho.org

Message Score: 30

High (60): Pass

From: loumarstodd644@hotmail.com

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Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: The River Club Course Redesign

From: mikenero@jps.net <mikenero@jps.net>
Sent: Tuesday, August 30, 2022 3:39 PM
To: Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Subject: RE: The River Club Course Redesign

Good afternoon Bill,

It was pretty much what you'd expect. Not much new info, the local guy from Lincoln Property Company introduced himself and a very little info about Lincoln. They really didn't have anything to show folks about what might go in what area of the 22 acres. However, they did mention 3 or 4 story apartment buildings in some of the development, with some restaurant(s) and commercial stuff. The folks back on 11 fairway and green were the most vocal – as expected. Plus, just to add time to the meeting 😞, few in the audience listened to the answer when they asked a question. So the same questions came up multiple times. Taunton was the main speaker, but fortunately Will Gustafson was there and did a pretty good job of answering some of the questions and calming things down a bit. Not that it got out of hand, with the exception of one homeowner. They were talking 2 story condo's in the 11 fairway/green area. Folks still weren't convinced. So, all-in-all, pretty much what you'd expect.

I looked back at the email I sent you, I don't think I attached the course drawing. I'll try to remember to attached it this time.

Mike

Kena Champion

From: planning
To: Jenah Thornborrow; planning
Subject: RE: Proposed High Density Housing Plan on River Club Golf Course

From: Kathleen Ross <katrossidaho@gmail.com>
Sent: Monday, August 29, 2022 5:28 PM
To: Bill Jacobs <bjacobs@GARDENCITYIDAHO.ORG>
Subject: Proposed High Density Housing Plan on River Club Golf Course

Dear Councilman Jacobs,

I am writing to you because of my grave concern for what is proposed to be developed in my parent's backyard. My parents live at 6303 Fair Oaks Place. It is a beautiful home with the most peaceful views of a golf course, old trees and visiting geese and deer.

We have been aware that there would be some sort of development on the golf course along State Street, but what Will Gustafson (River Club Boise, LLC) and Bob Taunton (Taunton Group, LLC) are proposing is outrageous, greedy and disgusting. **700** residences packed skyward right up to my parents backyard is unexceptable!

I implore you to think about the negative effects of this high density proposal. Multi-story apartments and packed-in town homes are going to destroy much more than my parents view. It will negatively impact the home values of affected homes in the Plantation neighborhood. It will destroy habitat and green space (the reason my parents bought the home). It will cause further congestion along State Street and overload neighborhood schools.

Ideally, we want the golf course to remain untouched. However, we are aware this is unlikely. Is there a way to create a profitable situation for the developers without destroying the look, feel and culture of the neighborhood? Perhaps townhomes and single family homes like the rest of the current neighborhood? Not everything is worth destroying for maximum profit and greed. I believe this can be done thoughtfully with all parties feeling satisfied, and Garden City will be the biggest winner in the end.

Thank you for considering my concerns.

Kind Regards,
Kat Ross

4802 Johns Landing Way
Boise, ID 83703

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To: bjacobs@gardencityidaho.org	Message Score: 30	High (60): Pass
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