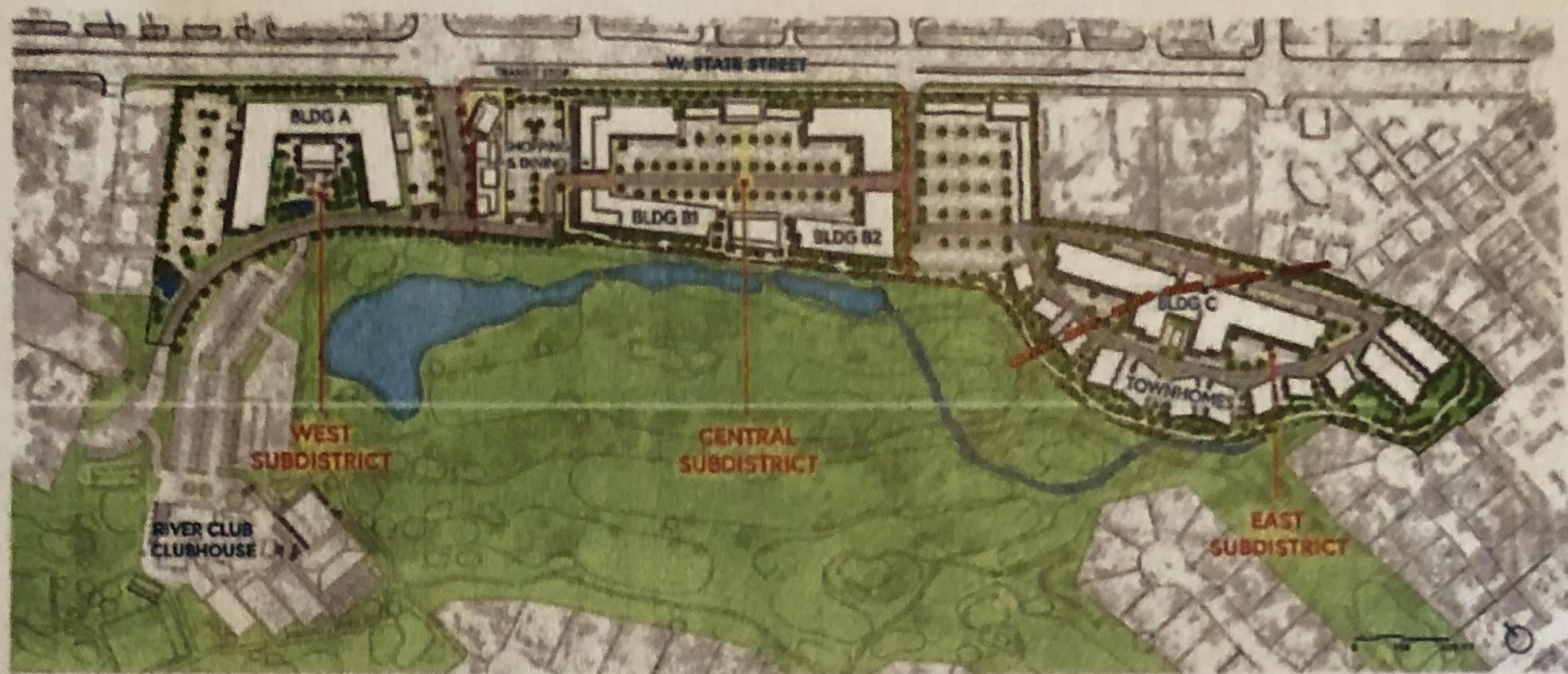


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The Residences at River Club

Design Vision Presentation | June 12, 2023 | UPCOMING | CRITICAL

## PLEASE ATTEND THE UPCOMING GARDEN CITY COUNCIL MEETING

July 10, 2023—6:00 PM—Garden City Hall

*Written by Dr. John Livingston:*

Preserve Plantation, our over 150 neighbors, many of our friends throughout Garden City and the people that have supported us over the past year throughout the Treasure Valley would like to say thank you to The Garden City Council for their vote on the Lincoln Property Special Area Plan (SAP) that was conditioned on dramatically changing the character of “phase 3” of the proposed development.

The 600-foot-long four-story high rise in the middle of phase three is gone. Town homes fashioned conforming to an “R-2” model no taller than 35 feet in height and a shifting of density in the development back toward phases 1 and 2 will help keep the southern and eastward part of the neighborhood compatible and conforming to existing sensibilities.

*The boundary separating the reduced density area is shown by the curved, red-dash line in the diagram above. To the East and South of that border,*

*only lower-height, townhome-type structures will be built, per the council decision. The barriers between the project and N. Fair Oaks are not yet designed or shown on the map.*

Fair Oaks Place will remain a private cul-de-sac in perpetuity, with impenetrable fencing or landscaping blocking access from the new development.

I would like to personally thank Mr. Will Gustafson for exerting his influence and listening to the neighbors and our many supporters.

There are and will be issues moving forward and neighbors and supporters need to remain vigilant. Our plan for judicial review and moving forward with our legal case will be put on temporary hold as we await to see the final (SAP) document with conditions. Questions remain unanswered:

1. Is the Master Declaration Contract (MDC) operative?
2. Is the City Special Area Permit (SAP) conforming to the State Special Use Permit (SUP) Statute?
3. Is the ownership structure overleveraged with securitized and collateralized debt placing the future of the golf course in jeopardy as the asset is itself used as collateral for future "adventures in real estate"?

I have already been deluged with these questions from concerned citizens. We will continue to pursue avenues to resolve these issues as we move forward. For now, we are grateful for the outcome at City Council last night, and we look forward to many years of enjoying our neighborhood with our families and our neighbors. Next, we will carefully examine the decision document issued by the Council to assure that all these gains and protections for the neighborhood and its residents are properly included in the text.

**Please plan to attend the meeting on July 10, 2023.**