

**CITY COUNCIL SPECIAL MEETING MINUTES**

LifeSpring Church - 174 North Star Road, Star Idaho  
Tuesday, May 09, 2023 at 7:00 PM

**Notice:** the following minutes constitute a Summary Overview of the meeting from Audio, Video Recordings and live testimony.

A formal meeting transcript has also been prepared by Certified Shorthand Reporter, Jeff LaMar of M&M Court Reporting Services

**1. CALL TO ORDER –**

Mayor Trevor Chadwick called the meeting to order at 7:02 p.m.

**2. INVOCATION –**

The invocation was provided by Michael Maglish, Youth Minister at LifeSpring Church.

**3. ROLL CALL**

City Council Members present: Mayor Trevor Chadwick, Council President David Hershey, and Council Members Kevin Nielsen, Jennifer Salmonsens, and Kevan Wheelock.

City Staff present: City Clerk / Treasurer Jacob Qualls, City Attorney Chris Yorgason, Public Information Officer Dana Partridge, City Engineer Ryan Morgan, City Planner / Zoning Administrator Shawn Nickel, Assistant City Planner / Code Enforcement Ryan Field, Star Fire Chief Greg Timinsky, Deputy Fire Chief Victor Islas, and Star Police Chief Zach Hessing.

**4. CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*

A. **Final Plat** - Moon Valley Subdivision Phase 7 (**FILE: FP-23-02**) (**ACTION ITEM**)

B. **Final Plat** - River Park Subdivision Phase 1 (**FILE: FP-21-35**) (**ACTION ITEM**)

- Council Member Nielsen moved to approve the Consent Agenda; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock - aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**5. PUBLIC HEARINGS with ACTION ITEMS:**

A. **PUBLIC HEARING - Willowbrook Development Annexation & Development Agreement (FILE: AZ-21-12 & DA-21-20)** - The Applicant is requesting approval of an Annexation and Zoning (R-2-DA) with a Development Agreement for a proposed master planned development consisting of up to 1,094 single-family residential lots, 2 non-residential lots for future neighborhood commercial and municipal services, and an 18-hole golf course on approximately 726.6 acres. The property is located west of Highway 16 in Star, Idaho. The project is exclusively in Ada County. (**ACTION ITEM**)

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Mayor Trevor Chadwick explained the rules of the public hearing process. Planning staff would explain the project, the applicant would then have 25 minutes to explain their project, and public testimony would then be called in the order of those who signed up as for, against, and neutral. After public testimony, the applicant would be granted 15 minutes for rebuttal. Mayor Chadwick further explained that a hard stop to the meeting would need to be called at 11:30 p.m., and that the meeting would be re-convened on June 20, 2023, with the decision to be made on June 20<sup>th</sup>.

Mayor Chadwick asked the City Council if they had had any ex parte communication and, hearing none, opened the public hearing at 7:08 p.m.

City Planner / Zoning Administrator Shawn Nickel presented slides explaining the application for proposed annexation and zoning with a development agreement with a requested R2 zoning designation and requested density of 1.5 dwelling units per acre, which he stated equates to a maximum of 1094 dwelling units. Mr. Nickel's Staff Presentation is available on the City of Star website.

Nate Mitchell of Willowbrook Development at 1470 Northbrook Way, Star, Idaho, introduced the applicant team of himself, Mr. Phillips, Mr. Macosian, Mr. Kinkela, and Ms. Nelson. Debra Nelson of Givens Pursely at 601 West Bannock Street in Boise served as a primary presenter on behalf of the applicant. Willowbrook Development's presentation is available for viewing on the City of Star website at:

<https://www.staridaho.org/pz/page/willowbrook-council-packet-documents>

Mayor Chadwick called a brief recess at 8:03 p.m. He reconvened the public hearing at 8:09 p.m.

**Public Testimony:**

*Below is the order of speakers who participated in the Public Testimony section of the Public Hearing process for Item 5.A.. In all cases, please see the official court reporter transcription for an accounting of spoken testimony:*

**Nancy Collins, 4718 North Echo Summit Way, Star.**

**Todd Collins, 4718 North Echo Summit Way, Star.**

**Joseph Galbraith, 9758 West Lanktree Gulch Road, Star.**

**Sabrina Newberry, 9909 West Lanktree Gulch Road, Star.**

**Rachelle Hinson, 5233 North High Prairie Place, Star.**

**Richard Moore, 25385 Desert Springs Circle, Star.**

**Colleen Moore, 23585 Desert Springs Circle, Star.**

**Ben Shields, 9947 West Lanktree Gulch Road, Star.**

**Cherie Shields, 9947 West Lanktree Gulch Road, Star.**



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**Anna Dean Galbraith, 9758 West Lanktree Gulch Road, Star.**

**Lisa Priapi, 10325 West Lanktree Gulch Road, Star.**

**Abby Jermain, 251 East Front Street, Boise, representative of Elam and Burke on behalf of Hillsdale HOA.**

**Jim Young, 24862 Valley Run Place, Star.**

**Greg Miller, 11950 West Deep Canyon Drive, Star.**

Mayor Chadwick called a brief recess at 9:00 p.m. He reconvened the Public Hearing at 9:05 p.m.

**Ben Pelka, 2284 North Finsbury Way, Star.**

**Kim Munichko, 13038 Skyview Street, Nampa.**

**Gordon Sonnay, 12670 West Deep Canyon Drive, Star.**

**Niles Nordquist, 4652 North Echo Summit Place, Star.**

**David Welch, 4635 North High Prairie Place, Star.**

**Russ Merz, 4498 North High Prairie Place, Star.**

**Michael Flanagan, 1012076 West Deep Canyon Drive, Star.**

**Randy Biddle, 10623 West Wild Iris, Star.**

**John Pickens, 10200 West Scenic View Lane, Star.**

**Bob Lanigan, 10605 West Deep Canyon Drive, Star.**

**Christine Welch, 4635 North High Prairie Place, Star.**

**Ronald Stout, 6227 Purple Sage Road, Star.**

**Stephen Packard, 6052 North Echo Summit Lane, Star.**

**Pam Schwendorn, 5089 North Golden View Court Course, Star.**

**Kenneth Richardson, 11370 West Lanktree Gulch Road, Star.**

**Kathleen Northrup, 11334 West Colina Vista Drive, Star.**

Mayor Chadwick called a brief recess at 9:56 p.m. He reconvened the Public Hearing at 10:03 p.m.

**Michael Keyes, 338 South Long Bay Way, Star.**

**Chris Todd, 10497 West Deep Canyon Drive, Star.**

**Peter Albertson, 11951 West Lanktree Gulch Road, Star.**

**Steve Burton, 3915 Canyon Bend Court, Star.**

**Anita Metro, 9069 North Spangler Place, Star.**

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**Applicant Rebuttal:**

**Debra Nelson of Givens Pursley, 601 West Bannock Street, Boise**, presented the applicant rebuttal.

*Please see the official court reporter transcription for a full accounting of remarks presented; below are Summary Notes:*

Ms. Nelson provided consolidated comments in response to the Public Testimony. With respect to traffic, she noted that the applicant did not propose widening Deep Canyon and Lanktree to three lanes. She noted the TIS did have to evaluate mitigations to avoid impacts to those roads and that is being addressed by the extension of Wing Road and new connection of Airy Road to provide alternatives.

Nelson further stated that planned protection is in place for local roads via ACHD's conditions to enforce their local standards, and that commercial uses such as the golf course are factored in. She noted that the TIS studied all the road segments within Hillsdale. She said that scope and growth rates were set by COMPASS. She re-stated former Council Member Key's remark that it was in the City's best interest to maintain this growth path to the north, and that the applicant team agrees.

Nelson addressed the sewer/water concerns raised, noting the importance of water impacts and that any changes/additions go through an administrative process of approval. She referenced EPA standards, and Class A vs. Class B water.

With respect to Police Service, Nelson noted that the City's current level of service is .73 per thousand and the target level of service as set forth by Star's Police Department is one per thousand, which she stated is similar to other cities. Nelson noted the property taxes and impact fees that the proposed subdivision would bring in.

Nelson rebutted remarks made by Mr. Main, the attorney for Hillsdale HOA, with respect to the development agreement not meeting requirements, indicating that Main was citing an old section that was subsequently revised. Nelson said that City Staff had a condition of approval that the applicant team is asking for a slight modification in order to ensure they bring the bar and restaurant forward in a way that is consistent with the City's definition of Golf Course Uses. She noted the expert analysis that has been done to ensure the golf course amenities will bring in the correct opportunities for business. She went on to address setbacks for homes in the Southwest area of the proposed development map, noting landscape buffering.

The applicant stood for questions.



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Council Member Hershey referenced citizen water concerns, noting that per Star Sewer and Water District information, the intent is not to directly inject wastewater that has been cleaned directly into the aquifer, but rather that it would be placed on the surface and go through the same filtration process as other water such as rainwater. Council discussion and questioning ensued on water rights and issues. Discussion moved to the Bureau of Land Management land, access issues, and amenities. Discussion returned to an overview of traffic matters and the Canyon County Highway District. Council President Hershey inquired if the HOA would own the golf course; the applicant clarified that no, the golf course would be owned by a private entity.

City Attorney Jorgason provided guidance to Council on properly noting the status of the evening's proceedings given the need to proceed into a second meeting date due to the late hour.

Mayor Chadwick declared the Public Testimony section of the proceedings closed at 11:29 p.m.

- Council President Hershey moved to continue the Public Hearing with additional Council Questions with the Applicant and Council Deliberations to the meeting date of June 20, 2023, at 7:00 p.m. at LifeSpring Church; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen -aye. Motion carried.

### 6. ADJOURNMENT

Mayor Chadwick adjourned the Star City Council meeting at 11:30 p.m.

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk – Treasurer

BEFORE THE CITY OF STAR CITY COUNCIL

IN RE: )  
WILLOWBROOK DEVELOPMENT )  
\_\_\_\_\_ )

TRANSCRIPT OF RECORDED COUNCIL MEETING

TUESDAY, MAY 9, 2023

COUNCILMEMBERS PRESENT:

TREVOR A. CHADWICK, MAYOR

DAVID HERSHEY, COUNCIL PRESIDENT

KEVIN NIELSEN, COUNCILMAN

JENNIFER SALMONSEN, COUNCILWOMAN

KEVAN WHEELOCK, COUNCILMAN

TRANSCRIBED BY:

JEFF LAMAR, C.S.R. No. 640

Notary Public

City Council Meeting - May 9, 2023  
Audio Transcription

2

1 (Beginning of video file.)

2 MAYOR CHADWICK: I'm going to call the Star City  
3 Council meeting to order. It's Tuesday, May 9th, 2023  
4 at 7:02 p.m. We're at a City Council special meeting  
5 at the LifeSpring Church at 174 North Star Road.

6 I'm going to ask you all to please join me  
7 in the pledge of the allegiance.

8 I pledge allegiance...

9 That is beautiful sound there with  
10 everybody doing that.

11 Tonight we're going to have our invocation  
12 by LifeSpring Church here. Please join us in the  
13 invocation.

14 PASTOR TIM NAY: Would you please pray with me.

15 Father, we come to you this evening and we  
16 pray first and foremost for grace. We pray for your  
17 grace upon us, and we thank you for your loving  
18 kindness. We pray, God, for this country and for this  
19 city. We pray for our Mayor and the City  
20 Councilmembers and for each person here in this town,  
21 God, that you can give us wisdom and clarity and  
22 direction in all that we do. And we leave this in your  
23 hands. In Jesus' name. Amen.

24 ALL: Amen.

25 MAYOR CHADWICK: Thank you.

1                   Roll call. No, you got to speak in your  
2 microphone. Wait. Hang on. They got to turn it on.  
3 We need Jacob's -- there we go. Go ahead.

4                   THE CLERK: David Hershey.

5                   COUNCILMAN HERSHEY: Present.

6                   THE CLERK: Kevan Wheelock.

7                   COUNCILMAN WHEELOCK: Here.

8                   THE CLERK: Trevor Chadwick.

9                   MAYOR CHADWICK: Here.

10                  THE CLERK: Jennifer Salmonsens.

11                  COUNCILWOMAN SALMONSEN: Here.

12                  THE CLERK: Kevin Nielsen.

13                  COUNCILMAN NIELSEN: Present.

14                  MAYOR CHADWICK: Okay. Thank you. We're all  
15 present and accounted for.

16                                 We're going to move on to item 4, the  
17 consent agenda.

18                  COUNCILMAN NIELSEN: Mayor Chadwick.

19                  MAYOR CHADWICK: Do we have a motion?

20                  COUNCILMAN NIELSEN: Mayor Chadwick.

21                  MAYOR CHADWICK: Councilman Nielsen.

22                  COUNCILMAN NIELSEN: I move that we approve the  
23 consent agenda consisting of items 4A, final plat Moon  
24 Valley Subdivision, Phase 7, and 4B, final plat River  
25 Park Subdivision, Phase 1.





1 rules of this process. You guys must sign up to speak  
2 if you wish to speak. Even if you don't want to speak  
3 and you just want your voice heard, you could sign up  
4 and check "No."

5 I'm going to open the public hearing. I  
6 will ask the Council if there's any ex parte contact or  
7 communication regarding the project. Our planning  
8 staff's going to present the application to the  
9 Council. And the applicant will then have 25 minutes  
10 to present their project. Council will ask the  
11 applicant and staff questions during that time frame.

12 And then we'll have public testimony, which  
13 is three minutes per person. We do have, I believe  
14 behind me, a clock up here behind me that will testify  
15 with -- I'm sorry, that will have your timing on there.  
16 And we're going to have those for the project speak  
17 first, those against it, and then those who are neutral  
18 to speak next.

19 The Council can ask the individuals  
20 speaking follow-up questions, which doesn't count  
21 towards your three minutes, if they choose. We are  
22 going to have a stop tonight at 11:30. It's very  
23 possible we're not going to get to everybody's comments  
24 tonight, meaning that on June 20th we're going to  
25 reconvene the meeting here and continue the public

1 hearing at that point.

2 If by chance we get through the public  
3 hearing, all the testimony, we're still not going to  
4 make a decision tonight. The decision's going to be  
5 made on June 20th. Okay? Just so everybody's fully  
6 aware of that.

7 We are going to take some breaks throughout  
8 the night too. We got a lot of folks here. I want to  
9 make sure that we get the facilities used so everybody  
10 who's here can hear and listen to what's going on.

11 Let's see here. The one thing, guys, is  
12 we're not -- only the person at the podium has the  
13 right to speak. No one else can -- cheering, jeering,  
14 doing all that stuff, holding up signs, creating  
15 distraction, you'll be asked to leave. And we have  
16 some deputies here that will ask you to leave from  
17 that. It's supposed to be a civil process; right? And  
18 civility is a big thing, and we're losing that in our  
19 country. And I refuse to lose that in my town here.  
20 Okay? So let's please be civil, because everybody's  
21 going to have an opportunity to be heard, regardless if  
22 you're for it or against it. All right?

23 Oh, and then at the end of the public  
24 testimony, the applicant will have a rebuttal time of  
25 15 minutes. The Council can ask the applicant and

1 staff questions. I will then close that public  
2 hearing, and the Council will deliberate. And they're  
3 either going to make a motion to approve, approve with  
4 conditions, deny, or table the application to a date  
5 certain in the future.

6 At the end of tonight at 11:30, we are  
7 going to make a motion to continue the hearing to  
8 June 20th. Okay? So you won't see any of those other  
9 motions at that point. Okay?

10 So with that said, it is 7:08, and I'm  
11 going to open the public hearing and ask the Council if  
12 they have any ex parte contact or communication  
13 regarding this project?

14 COUNCILMAN HERSHEY: None.

15 COUNCILMAN WHEELOCK: No.

16 COUNCILMAN NIELSEN: None.

17 MAYOR CHADWICK: Okay. Very good. And one real  
18 quick thing.

19 COUNCILWOMAN SALMONSEN: Excuse me.

20 MAYOR CHADWICK: I'm going to read several names  
21 on the list.

22 COUNCILWOMAN SALMONSEN: Sorry.

23 MAYOR CHADWICK: And we have -- I'm sorry.  
24 Councilwoman Salmonsén.

25 COUNCILWOMAN SALMONSEN: I don't know. I was a

1 little slow there.

2 I would like to say I have read some things  
3 on Facebook and I have seen an article in the  
4 newspaper, so I just want to disclose that. But  
5 otherwise, I don't think, you know, that it's going to  
6 affect my decision-making tonight.

7 MAYOR CHADWICK: And Chris is agreeing. He's  
8 shaking his head yes.

9 Okay. Very good. Anything else from  
10 anybody else before we move on?

11 Okay. Let's see. We will have -- you  
12 have -- oh, okay. The bullpen. The seats that are up  
13 here, I'm going to call names ahead of time so we get  
14 people up here seated that are going to be speaking  
15 next. All right? So we can roll through the process  
16 and try to get everybody heard as quickly as we can.

17 All right. With that said, Shawn, I'm  
18 going to have you -- oh, you're going to do it right  
19 there? Okay. Very good.

20 SHAWN NICKEL: Test the audio.

21 MAYOR CHADWICK: You what?

22 SHAWN NICKEL: You can test the audio.

23 MAYOR CHADWICK: Test it out for us.

24 And, guys, real quick, we just need to  
25 thank LifeSpring Church for allowing us to utilize this

1 facility tonight, you know, so thank them very much.

2 All right. Go ahead, Shawn. The floor is  
3 yours.

4 SHAWN NICKEL: Thank you, Mr. Mayor and Council.

5 For the record, Shawn Nickel planning  
6 director, City of Star.

7 Staff has before you this evening an  
8 application for annexation and zoning with a  
9 Development Agreement with a requested R-2 zoning  
10 designation. The requested density of 1.5 dwelling  
11 units per acre, which equates to a maximum of 1,094  
12 dwelling units.

13 The Development Agreement is before you to  
14 establish conditions of approval within the  
15 development. The Development Agreement is also being  
16 used in lieu of a conditional-use permit for approval  
17 of Phase 1 of the development for the golf course  
18 facility.

19 The Unified Development Code allows  
20 Development Agreements to be used in lieu of to approve  
21 two or more conditional uses. The applicant is  
22 requesting approval of the golf course facility and the  
23 municipal or civic uses for the approval of the future  
24 sewer treatment facility.

25 MAYOR CHADWICK: Is it moving?

1 SHAWN NICKEL: Sorry. There we go.

2 MAYOR CHADWICK: Okay.

3 SHAWN NICKEL: I told you I was a guinea pig.

4 Regarding the application submittal  
5 process, the application submittal process meets the  
6 Unified Development Code requirements, including  
7 submittal of the application. The original submittal  
8 and acceptance date of this application was July 15th,  
9 2021. Revised information was submitted on June 23rd,  
10 2022. Excuse me. This includes removal of the Canyon  
11 County side of the development and removal of the  
12 original planned unit development.

13 All submittal requirements have been  
14 completed, including pre-application meetings,  
15 neighborhood meetings, and a completed, signed  
16 application packet.

17 The application review process: Agencies  
18 were transmitted the application for review and  
19 comment. This includes ACHD, ITD, Canyon Highway  
20 District No. 4, West Valley -- or excuse me, West Ada  
21 School District, Star Fire District, Star Sewer and  
22 Water District, among other agencies.

23 The agencies provided comments provided in  
24 the Council packet. Staff provided the Council with a  
25 summary transportation analysis of all transportation

1 agencies and the Star Transportation and Pathway  
2 Committee.

3           The applicable Comprehensive Plan and  
4 land-use map and applicable Unified Development Code  
5 for this application is the 2020 version, which was  
6 then placed at the time of submittal and acceptance of  
7 the application. Idaho case law establishes review  
8 criteria as of the time of submittal of the  
9 application.

10           Some of the development features  
11 highlighted in the submitted conceptual plan include a  
12 density of 1.5 dwelling units per acre. This is less  
13 than the maximum allowed three dwelling units per acre  
14 per the applicable Comprehensive Plan land-use map from  
15 2020.

16           Open space and amenity review: The entire  
17 development requires 109 acres, or 15 percent of total  
18 open space, with 73 acres of that being usable open  
19 space, and 10 percent. The application provides  
20 130-and-a-half acres or 18 percent qualified total  
21 space, including 73 acres of qualified usable, or  
22 13.7 percent. This open space does not include the  
23 176-acre golf course in the calculations.

24           The applicant will need to provide 15  
25 qualified amenities in the development per the Unified



1 Development Code.

2 And the concept plan that was submitted by  
3 the applicant. Whoops. And the development data  
4 submitted, which includes the breakdown of the acreage,  
5 open space, residential areas.

6 Regarding community review, staff created a  
7 separate website on the City website devoted to  
8 Willowbrook information, including application  
9 materials, agency reviews, public input letters, and  
10 workshop videos. All public input letters received  
11 were included in the Council packets. All late  
12 exhibits after the packets were sent out have been  
13 provided to the Council, including the submitted  
14 petition and late public input letters. And you have  
15 those in front of you this evening.

16 Staff recommendations: Staff recommends  
17 that if approved Council prepare conditions of approval  
18 to include the Development Agreement for the  
19 application. Staff recommends Council adopt specific  
20 conditions of approval from reviewing entities,  
21 including, but not limited to, ACHD, ITD, Canyon  
22 Highway District 4, and the Star Transportation and  
23 Pathways Committee, including future traffic-impact  
24 study updates.

25 Staff recommends Council consider staff

1 recommended conditions included in the staff report and  
2 Council packet, including future applications for  
3 planned-unit development, preliminary plats, and  
4 certificates of zoning compliance and design review  
5 applications for all commercial uses, including review  
6 of open space and amenities, pathways, streets, and  
7 subdivision standards.

8           Staff is recommending a minimum of one-half  
9 acre transitional lots adjacent to all existing 1 acre  
10 residential lots within the development.

11           Again, the Development Agreement will be  
12 drafted by staff if approved by the Council with the  
13 conditions that come about as a part of these  
14 proceedings.

15           Regarding Council findings of fact and  
16 conclusions of law for approval, Council should direct  
17 staff to provide findings of fact, conclusions of law  
18 upon a Council decision on this application. If  
19 approved -- if approval is granted, provide conditions  
20 of approval in the Development Agreement for acceptance  
21 by the City and applicant for future recordation.

22           The Development Agreement should condition  
23 the following at a minimum: Staff recommended  
24 conditions of approval, adoption of the traffic agency  
25 conditions of approval, and any Council-adopted

1 conditions of approval.

2           Finally, staff submits -- submits that all  
3 procedures, application processes, and applicable codes  
4 and plans have been followed in the presentation of  
5 this application before the City Council tonight. A  
6 staff report and Council packet has been provided to  
7 the Mayor and the Councilmembers, the applicant, and  
8 the public.

9           Thank you.

10           MAYOR CHADWICK: Okay. Thank you.

11           At this time we're going to call the  
12 applicant up. I'm sorry. Hang on one sec here.

13           Can you turn on Councilman Nielsen's mic.

14           COUNCILMAN NIELSEN: Test. Thank you.

15           Mayor Chadwick.

16           MAYOR CHADWICK: Councilman Nielsen.

17           COUNCILMAN NIELSEN: Thank you.

18           If we go back a few -- few pages,  
19 Willowbrook Development staff recommendations where you  
20 started talking about the Council should prepare a  
21 conditions of approval.

22           There's one item in there -- and I know  
23 we're not at that point yet, but before we set an  
24 expectation I want to set -- get -- make sure that  
25 there's clarity and understanding. One of the

1 recommended things that staff said we should adopt is  
2 including future traffic-impact study updates.

3 Typically the future is unknown by design;  
4 right? And so I just want to get clarity on what  
5 potential future things could we put into an adoption  
6 today? And can we -- first of all, I'm not sure we can  
7 do something based on a future unknown. But what did  
8 you have in mind there.

9 SHAWN NICKEL: I -- Mr. Mayor and Council, I  
10 think if you adopt the conditions of approval from the  
11 traffic agencies, they have that built in, that they  
12 will require traffic study updates with every phase of  
13 the development.

14 COUNCILMAN NIELSEN: Got it.

15 SHAWN NICKEL: Yeah.

16 COUNCILMAN NIELSEN: Thank you.

17 MAYOR CHADWICK: Okay. Any further questions  
18 for Shawn?

19 Okay. Thank you, Shawn.

20 Hearing none, we will have the applicant  
21 come up and present the project. And do they have to  
22 pull the project up there? Oh, is it already up? I  
23 can't see behind my head so -- can we turn on these TVs  
24 in the back right here so we can watch where we're at,  
25 by chance?

1           Some of these folks back up here on the  
2 front might be able to see that as well. Need a bigger  
3 TV in the back. Okay. Hang on one second here.

4           Shawn, do you got the timer here? So go  
5 ahead and get started there, sir. State your name and  
6 address for the record, please.

7           NATE MITCHELL: Nate Mitchell, Willowbrook  
8 Development, 1470 North Rook Way, Star, Idaho.

9           Councilmembers, Mayor, staff, we appreciate  
10 the time tonight.

11           I'm going to be brief. In front of you  
12 we've got a slide of the development team that we've  
13 put together. We've got myself, Mr. Phillips,  
14 Mr. McKozian [phonetic], Mr. Kinkela, and Deb Nelson  
15 and Danielle here tonight from Givens Pursley.

16           Danielle -- sorry. Deb Nelson's going to  
17 do the majority of the presentation tonight. I just  
18 wanted to take a second of our time and thank you guys  
19 for your patience. We've had about a five or six-year  
20 ongoing conversation about this project. It's changed  
21 several times. We've tried to be reactive to what  
22 we've heard from our neighbors. We've tried to narrow  
23 the scope of this development down to something that  
24 fits the comfort level of everybody involved.

25           I can't say enough about your staff and how

1 patient they've been and how helpful they've been for  
2 us and for the public keeping track of this  
3 information. We appreciate everything that Shawn and  
4 his team has done, and we look forward to a great  
5 conversation tonight.

6 And I'll turn it over to Deb Nelson with  
7 Givens Pursley.

8 DEBORAH NELSON: Good evening, Mayor, Members of  
9 the Council, Deborah Nelson, 601 West Bannock Street in  
10 Boise, here on behalf of the applicant team.

11 The application that's here before you as  
12 Shawn has described is for the annexation of 726 acres  
13 into the City of Star with R-2 zoning and a Development  
14 Agreement. The Development Agreement, if approved by  
15 the City, does include approval of two conditional uses  
16 in the R-2 zone, that includes a golf course and the  
17 municipal infrastructure uses. This will include a  
18 lift station for the Star Sewer and Water District.

19 The DA also contemplates a conceptual  
20 Master Plan and will include conditions of approval  
21 that limit the scope of development.

22 I want to start briefly with an overview of  
23 the entire planned development as illustrated by the  
24 conceptual Master Plan, even though some later phases  
25 will require additional approvals.

1           The Willowbrook golf community is a  
2 mixed-use residential and commercial community nestled  
3 in the Star foothills surrounding a proposed 18-hole  
4 championship golf course that will be open to the  
5 public. The golf course was designed by Tom Weiskopf  
6 and Phil Smith, who have designed some of the most  
7 beautiful courses in the world. This will be an  
8 exceptional gem for the City and the community and  
9 creates a prestige recreation destination for the  
10 area's golf community.

11           The areas that are shown in orange  
12 centrally include the clubhouse, plus along the western  
13 edge there on Can-Ada, some neighborhood commercial  
14 uses for a total of 110,000 square foot of commercial  
15 proposed.

16           The red area that's along Can-Ada on the  
17 west side there includes approximately 2 acres for  
18 municipal uses, including the lift station use, as well  
19 as space for donation of land for fire, where also  
20 emergency services and police may be co-located.

21           Once built out, the development would  
22 include 1,094 single-family detached residences, for a  
23 density of 1.5 homes per acre, below the allowed  
24 density in the R-2 zone that we're requesting.

25           In addition to the large amenity of the

1 golf course, Willowbrook will preserve 99 acres of  
2 usable natural areas and open space with access to BLM  
3 lands to the north.

4 This is an overhead view of the property,  
5 which, as you can see, is embedded within the Hillsdale  
6 Subdivision, providing an infill opportunity with  
7 existing residential nearly surrounding the site,  
8 rather than sprawling into open, rural lands.

9 In the middle of the development you can  
10 see on this image was a gravel pit that was approved by  
11 the County for Hillsdale roads. This development will  
12 now be improving into residences and golf course space.

13 The Master Plan for this application has  
14 evolved based on the feedback that we've received over  
15 the lengthy time period that this has been in  
16 discussion. Canyon County areas have now been removed,  
17 taking out over 1500 acres, and 1600 homes that were in  
18 the Ada County portion have been reduced down to 1,094.  
19 We've also eliminated the townhomes. So there's only  
20 single-family detached. And as noted the zoning is R-2  
21 now, rather than R-3.

22 You may also recall that the City  
23 originally approved Willowbrook with R-2 zoning back in  
24 2018 without the golf course.

25 Sorry, I'm having a hard time getting this



1 to click.

2 Residential development cannot proceed  
3 until there's a preliminary plat approval and any  
4 accompanying planned-unit development. The plat must  
5 comply with conditions that are in the Development  
6 Agreement, such as a maximum density of 1.5.

7 Additional future uses, including  
8 neighborhood commercial outside of the golf course also  
9 cannot proceed until the preliminary plat and  
10 planned-unit development are approved. A Development  
11 Agreement modification will be required at that time to  
12 incorporate any new conditions or plan updates.

13 The plan -- the preliminary plat -- looks  
14 like it skipped twice -- and planned-unit development  
15 and DA modification will require a public hearing with  
16 notice to all the neighbors and an updated  
17 traffic-impact study that will have to be approved by  
18 the transportation agencies.

19 Focusing in on the golf course. This golf  
20 course merits particular attention in this application  
21 because it will be truly a world-class amenity for the  
22 City of Star, providing a quality commercial business,  
23 natural resource-based recreation asset, an economic  
24 development tool, and water savings device all in one.

25 The design was finished by professional

1 golfer turned golf course designer Tom Weiskopf prior  
2 to his death. Tom was the designer of some of the best  
3 golf courses in the world, including many that are on  
4 the PGA Tour. So it is truly a privilege for the City  
5 of Star to have one of his designs. Phil Smith,  
6 working with him, and remains -- remains part of this  
7 team and will see this vision to completion.

8           The design includes a practice fairway 350  
9 yards long, winter practice facilities that are built  
10 into the course hillside. The course will also  
11 incorporate many sustainable features, including most  
12 significantly the use of recycled water from Star Sewer  
13 and Water District's wastewater treatment plant for  
14 irrigation of the course.

15           Recycled water will put the class A treated  
16 water that would otherwise go into the Boise River back  
17 into use and ultimately into the aquifer, reducing  
18 demand for irrigation water that would be needed to  
19 irrigate the course, thereby benefiting all well users  
20 in the area.

21           Other sustainability measures at the course  
22 include low-water turf grass, appropriate for the high  
23 desert climate, efficient gravity drainage, water  
24 harvesting measures to reduce energy and combat water  
25 evaporation, and efficient irrigation heads. The

1 world-class amenity will be an economic benefit to  
2 Star.

3 Golf is a significant economic driver,  
4 creating \$191.9 billion in total economic impact across  
5 the country and generating \$25.7 billion in secondary  
6 spending from visiting golfers, according to studies  
7 from the PGA Tour.

8 While many industries shrank during COVID,  
9 national and global interest in golf grew. And the  
10 golf industry is seeing that growth continue as golfers  
11 continue to engage with a hobby they may have picked up  
12 just a few years ago.

13 Golfers patronize other Star businesses,  
14 adding revenue at the course and in surrounding  
15 community. A golf course also offers numerous  
16 community benefits, including youth development and a  
17 lifetime sport and special events opportunities.

18 Let me go back here.

19 I'm going to click through some of the  
20 images so you can see what this truly special amenity  
21 can provide. In addition to the golf course, as you  
22 mentioned, there will be 99 acres of natural hiking  
23 trails in the foothills. The development will exceed  
24 the 15 percent open space requirement and 10 percent  
25 usable open space, without including the golf course in

1 those calculations.

2           The project will also provide the minimum  
3 15 amenities that will be required for a development of  
4 this size. The pocket parks and other amenities,  
5 clubhouses will all be identified through the  
6 preliminary plat and planned-unit development process  
7 as is appropriate.

8           As requested by the Parks Committee,  
9 Willowbrook will be providing north-south and east-west  
10 pathway connections through the site, and will provide  
11 connection to BLM with a public parking area that can  
12 serve equestrian users from around the city.

13           Star City Code allows for transitions and  
14 calls for transitions between abutting residential  
15 lots. These transitions may be accomplished by  
16 matching setbacks, a buffer strip, or providing  
17 one-half to 1 acre size lots adjacent to rural  
18 residential lots.

19           Staff has proposed half-acre lots for  
20 perimeter lots adjacent to the existing residential.  
21 Willowbrook is agreeable to staff's proposal. But in  
22 the southwest portion of the site, we do request to add  
23 a landscape buffer as the transition consistent with  
24 code. You can see that highlighted there in the box in  
25 the lower left.

1           This area is very central to the golf  
2 course core, near neighborhood commercial and the main  
3 entrance at Can-Ada, making this a great place for  
4 walkability.

5           Also, these particular lots border larger  
6 lots in the Monument Ridge Development where homes are  
7 set back approximately 40, 50, and 70 feet.

8           The intent with the development design is  
9 to concentrate smaller lots central to the development  
10 along the golf course. This helps contribute to  
11 housing diversity and supply in the city of Star, while  
12 also preserving some of the larger areas for the usable  
13 golf course and the natural open-space trails for  
14 public recreation.

15           The R-2 zoning with a 1.5 units per acre  
16 density cap is an appropriate transition from City  
17 adjacent and nearby zoning. R-2 zoning is consistent  
18 with recent developments approved in the City of Star,  
19 including Oliver Estates at R-3 with a PUD at 2.34  
20 dwelling units, the final plat for River Park Estates  
21 subdivision zoned R-2 at two dwelling units, and Medici  
22 Hills at R-2 with 1.52 dwelling units.

23           Nearby subdivisions are also at densities  
24 over two units per acre, including Cresta Del Sol,  
25 Kendall Estates, Trident Ridge, and Collina Vista.

1 Willowbrook is aligned with the goals of  
2 the Star Comprehensive Plan, as well as the plan's  
3 implementation policies. This mixed-use community will  
4 help fulfill Star's goals to enhance and develop the  
5 economy with a world-class golf course that has  
6 secondary economic benefits for other Star businesses,  
7 as well as providing walkable, commercial uses.

8 The golf course will diversify the economy  
9 and the protection of visual open space at the golf  
10 course and the additional natural open-space areas  
11 within the development will enhance the city's natural  
12 resources, providing a climate where businesses can  
13 thrive, consistent with your plan's goals.

14 The Willowbrook concept plan facilitates a  
15 walkable community with commercial space concentrated  
16 near residential and surrounding a large community  
17 amenity available for public use and enjoyment.

18 Consistent with your plan, Willowbrook's  
19 residences will be proposed in a variety of size,  
20 targeting different kinds of folks with patio homes  
21 near the golf course, likely for empty nesters, all the  
22 way up to traditional, single-family detached homes at  
23 the periphery.

24 The golf course's use of treated wastewater  
25 for irrigation will support groundwater conservation,

1 which is directly aligned with the plan's goals and  
2 will benefit Star residents.

3           There's been a great deal of public  
4 engagement, including multiple public meetings, work  
5 sessions with the Council to discuss opportunities to  
6 address the project and area growth concerns with local  
7 highway districts, the school, other service providers.

8           Information about Willowbrook has also been  
9 on the City's website, and the Willowbrook team has  
10 conducted multiple neighborhood meetings. Some of the  
11 main concerns from those meetings are in regard to  
12 traffic, sewer and water, comments that we will address  
13 in further detail.

14           Beginning with traffic, a traffic study was  
15 conducted for the development in the fall of 2022.  
16 With the elimination of the Canyon County property, the  
17 study scope included an 18-hole golf course with  
18 clubhouse uses, and at that time also considered 330  
19 residential units in Phase 1 with townhomes with a 2030  
20 build-out, but also studied the full project through  
21 the build-out of 2045.

22           That Phase 1 scope has narrowed as we're  
23 not asking for the 330 residential uses at this time.  
24 In fact, Phase 1, as I've described and is explained in  
25 the application materials, will only include the golf

1 course and initial public infrastructure uses.

2 The TIS also did evaluate the golf course  
3 only use, as requested by transportation agencies. The  
4 number of trips generated for the golf course is 526  
5 daily trips. At that threshold it would not trigger a  
6 traffic study in and of itself. And of course, the TIS  
7 did evaluate the full build-out.

8 For context, Willowbrook is part of a  
9 growing Star community, as you and everyone in this  
10 room well knows. Even without the addition of this  
11 development, there will be a need for more road  
12 capacity in the coming years, as evidenced by COMPASS  
13 modeling, the TIS, the Star Comprehensive Plan, all of  
14 which have identified a number of improvements.

15 Many road improvements are actually planned  
16 and funded already in ACHD's and Canyon County Highway  
17 District's capital improvement plans.

18 Willowbrook will be working with the  
19 transportation agencies to build new road connections  
20 and improvements to alleviate congestion. Project  
21 plans to construct Aerie Way between Deep Canyon Drive  
22 and Highway 16 to provide alternate highway access to  
23 Deep Canyon.

24 I think I skipped a slide. No. Okay. Let  
25 me -- I want to show you a map when I go through that.



1 So let me skip to comments that we received from the  
2 transportation agencies.

3           These are some general comments that are  
4 summarized here. All of them want us to do the updated  
5 traffic studies, as was noted. ACHD commented that  
6 it's important to keep local roads under their planning  
7 thresholds, which is 2,000 average daily trips. ITD  
8 has improvements that they want to see when Aerie Way  
9 is connected up to Highway 16 that I'll show you on a  
10 map.

11           And once that is -- Aerie Way is  
12 constructed, they have improvements that they want to  
13 see around that interchange that's within ITD's  
14 jurisdiction. They want us to coordinate with Spring  
15 Valley at that intersection since they also have  
16 requirements there.

17           Canyon County comments were focused on  
18 Can-Ada and Purple Sage Roads, and also proportional  
19 funding to these intersection improvements. All of  
20 this has been incorporated into Shawn's memo where he  
21 summarized the conditions and incorporated those into  
22 conditions of approval. So those have all been added  
23 to conditions, proposed conditions for you to approve  
24 the Development Agreement. And we're in support of  
25 that.

1           Here we go. Now we could see the map here.  
2       So we'll be working with transportation agencies on  
3       these road extensions and improvements in particular.  
4       You can see that future Aerie Way at the top connecting  
5       up to the Highway 16.

6           We will -- we have already begun  
7       discussions with BLM. We will need to get permission  
8       from BLM in the form of a right-of-way, which is a  
9       lengthy process, that we've begun that process with  
10      them with an informal meeting. We'll file a formal  
11      application once we have approval from the City.

12           The project also plans to extend Wing Road  
13      up to Lanktree Gulch to serve the project with another  
14      north-south connection into the development.

15           And other mitigations identified in the TIS  
16      that are significant include improvements to Can-Ada  
17      Road, improvements to intersections along Can-Ada and  
18      along Beacon Light and Floating Feather.

19           There's a lengthy list. These are  
20      contributed by existing conditions, background  
21      conditions, and the project. And as you know, the TIS  
22      breaks out each one of those, and everybody has a share  
23      of that. Each of those items will be evaluated in  
24      these future traffic impact studies as we come forward  
25      with preliminary plat so that no residential can go

1 forward until those specific mitigations by phase have  
2 been identified.

3 Turning to sewer. The Star Sewer and Water  
4 District will be the water and sewer agency serving the  
5 development. Willowbrook will be constructing and  
6 dedicating a new lift station and pressure sewer line  
7 to allow treated sewer water from the City to be used  
8 for land application.

9 Willowbrook will be extending the sewer  
10 system up to the project and through the project and  
11 will stub to adjacent properties so that they can  
12 connect in the future if they so desire.

13 A large amount of treated wastewater will  
14 be pumped back up to the golf course, as I mentioned,  
15 for land application, as well as irrigation of common  
16 areas.

17 If that wastewater were not land-applied in  
18 Willowbrook, it would need to be cooled to an  
19 appropriate temperature and discharged to the river.  
20 That cooling process takes a great deal of energy. The  
21 water does not wind up in the aquifer where it came  
22 from.

23 Here instead, because the treated  
24 wastewater will be used at Willowbrook, it does wind up  
25 in the aquifer. So not only will this wastewater

1 recycling program save Star significant money in energy  
2 cost it would otherwise take to cool it, the water is  
3 put to use and placed back into the area's aquifer,  
4 rather than being discharged in the river and going  
5 downstream.

6 For water, Star Sewer and Water will be  
7 serving the development. As noted in the Star Sewer  
8 and Water District comment letter, Willowbrook will be  
9 transferring 5 cfs of Willowbrook's water rights to the  
10 District as part affidavit of an annexation agreement.  
11 This will only add to the surplus of water that the  
12 District already has.

13 Additionally, it's important to note that  
14 water availability for domestic or temporary irrigation  
15 use, pending the kickoff of the recycling program, is  
16 not a concern, as evidenced by the District's comments  
17 and also the discussion at the work session. And that  
18 information, that transcript, is in the record that  
19 Star Sewer and Water District has more than enough  
20 water to serve the development.

21 The improvements that are being provided by  
22 the development will help further Star Sewer and Water  
23 District's plans, will also be upsized in various  
24 locations to serve the broader community. The  
25 developer will be paying for a water tank storage

1 facility to store 500,000 gallons of water, will be  
2 providing new wells to Star Sewer and Water District, a  
3 12-inch mainline, booster station, and pressure  
4 station.

5 As we've discussed already, Willowbrook  
6 will be constructing or contributing funds towards  
7 significant road improvements, will also be providing  
8 sewer and water improvements that are upsized to serve  
9 more than the project.

10 Willowbrook will be extending fiberoptic  
11 Internet connection to the area with stubs available to  
12 adjacent residential developments.

13 Additionally, this development will include  
14 public dedications to Star Fire for a future fire  
15 station site, with co-location space for police and  
16 EMS. We'll have dedications to Star Sewer and Water  
17 for the lift station and water tank, and to West Ada  
18 School District for an elementary school site, if  
19 that's required by the District.

20 The development will also be paying impact  
21 fees and additional mitigation fees to address general  
22 jurisdictional increases in cost to pay for public  
23 services like police, fire, emergency services,  
24 et cetera. You see those here. This was described in  
25 the staff report.

1           These fees are significant. This excerpt  
2 taken from the staff report, which is required as part  
3 of your code for all developments, if you magnify that  
4 by the number of residential lots, we're already at  
5 10.5 million, add in some commercial fees, we're at  
6 10.6 million.

7           This includes impact fees and mitigation  
8 fees. So this is not limited to capital improvements  
9 only with the mitigation fees. It helps with the  
10 service.

11           Willowbrook meets the annexation approval  
12 required under Star City Code. The amendment will  
13 comply with provisions of your plan, as we've already  
14 walked through. It complies with the regulations and  
15 the R-2 zone, meeting all the open-space requirements,  
16 providing allowed uses.

17           Residential uses are not materially  
18 detrimental to public health, safety, and welfare,  
19 neither are -- is a golf course or municipal services.  
20 This does not result in an adverse impact on the  
21 delivery of services. The development will mitigate  
22 impacts with direct improvements, land donations, and  
23 payment of impact and mitigation fees, and  
24 proportionate share contributions.

25           The annexation is in the best interest of

1 the City and will help align housing, economic, and  
2 walkability goals.

3 We also meet the criteria for CUP. A  
4 Development Agreement can be used in lieu of a  
5 conditional-use permit. The site is large enough for  
6 the use. The uses comply with the Comprehensive Plan.  
7 As described, they do not create adverse impacts or  
8 noxious uses and are not detrimental to the general  
9 public.

10 MAYOR CHADWICK: Okay. Thanks, Ms. Deb.  
11 Appreciate that.

12 We'll move on to the public testimony  
13 portion of this.

14 DEBORAH NELSON: Mr. Mayor, may I.

15 MAYOR CHADWICK: Oh, I'm sorry. Hang on one  
16 second.

17 DEBORAH NELSON: May I ask for an accommodation  
18 to at least show you the request, because the public  
19 needs to be able to respond to our change in the  
20 conditions?

21 COUNCILMAN NIELSEN: Mayor Chadwick.

22 MAYOR CHADWICK: Councilman Nielsen.

23 COUNCILMAN NIELSEN: I do have some questions  
24 for the applicant.

25 MAYOR CHADWICK: You're right. I get that.

1 We're going to -- let us ask some questions, and then  
2 we'll have them.

3 DEBORAH NELSON: Okay.

4 MAYOR CHADWICK: So we'll go on to asking you  
5 some questions there.

6 DEBORAH NELSON: Thank you.

7 MAYOR CHADWICK: So do you have some questions,  
8 Councilman Nielsen, you want to start out with?

9 COUNCILMAN NIELSEN: Thank you.

10 MAYOR CHADWICK: Okay.

11 COUNCILMAN NIELSEN: You mentioned that the  
12 irrigation water is anticipated to recharge the  
13 aquifer. And we did have the water authorities in, you  
14 know, workshop meetings kind of talk to that.

15 I just want to make sure that we're clear  
16 on -- on the statement that that recharge will  
17 benefit -- I think what you said is it will benefit all  
18 users -- all well users in the area. And part of my  
19 recollection, and it's been awhile, so that's why I'm  
20 asking the question. But part of my recollection is  
21 that the aquifers that we draw the water from are  
22 hundreds of feet deep, whereas a lot of times the  
23 aquifer, the runoff and seepage into the ground hits,  
24 there's often layers in there. So the aquifer that may  
25 be recharged could be different than the aquifer that



1 we're drawing from.

2           Could you speak to that, or perhaps  
3 Mr. Mitchell could.

4           DEBORAH NELSON: Mr. Mayor, Councilman Nielsen,  
5 I'll start it, and then maybe our engineer can jump in  
6 if we've got -- or Nate if we've got additions to that.

7           So the primary benefit to the water users  
8 that I was describing comes from not needing to use the  
9 irrigation rights that are already being used on the  
10 property and applicable to the property once we're able  
11 to generate the wastewater application onto the  
12 property. And so that water will simply stay in the  
13 aquifer, so you don't even need to return water to it.  
14 We will leave the water in there to begin with. It  
15 won't need to be taken out to irrigate the golf course  
16 once we're able to use that wastewater recycled reuse.  
17 So that's the most important benefit.

18           But then yes, once the treated, class A  
19 water can be delivered back to the golf course and used  
20 for land application, then that will eventually, yes,  
21 seep into the aquifer. The extent of that, I won't  
22 pretend to be a hydrogeologist to say how much of that,  
23 but that is what's reported by the -- by those that  
24 have weighed into this before, including at the work  
25 session, that at least, then, it's coming back into the

1 ground.

2 COUNCILMAN NIELSEN: Thank you.

3 And I think that perhaps answers my  
4 question. My primary concern was the tie-in of the  
5 benefit to those users up there already. And I did  
6 notice in your packet, although I don't believe it was  
7 stated, that there won't be a net increase in water  
8 draw. In fact, it will be neutral and likely less than  
9 what's currently being drawn for irrigation, so --

10 DEBORAH NELSON: That is correct.

11 COUNCILMAN NIELSEN: And then I did have  
12 questions, of course, on the materials that are not  
13 covered here. And you've got just a few pages to go  
14 here.

15 And, Mr. Mayor, I don't know what you had  
16 in mind for that, but --

17 MAYOR CHADWICK: I was going to have her take  
18 one minute to -- I think you want to talk about the  
19 conditions.

20 Is that what you said?

21 DEBORAH NELSON: Mr. Mayor, if that's okay. And  
22 I would like to just say for the public's  
23 understanding, I've handed to the Mayor and  
24 Councilmembers copies of the slides that are on the  
25 screen. That's all that's in there. And there is a

1 condition change that we wanted to ask for the  
2 Council's consideration, and we want to be sure that  
3 everybody has the opportunity to rebut that when  
4 they're coming up.

5 If you would allow me a minute or two to  
6 walk through the last two slides, I'd be happy for the  
7 opposing counsel, neighborhood association, to have  
8 that courtesy as well. It's up to you.

9 MAYOR CHADWICK: Yeah, I'll give you a minute  
10 here to talk about that real quick.

11 DEBORAH NELSON: Okay.

12 MAYOR CHADWICK: Yep.

13 DEBORAH NELSON: Just briefly, then, we're just  
14 asking for this change to condition No. 2 that was  
15 recommended by staff that previously said the  
16 restaurant and bar at the clubhouse would have to wait  
17 for a conditional-use permit.

18 The code defines golf course to include  
19 restaurant and bar. So that restaurant and bar would  
20 come in with the clubhouse. That's always been  
21 contemplated with the clubhouse uses. So we're asking  
22 for clarification that that would be allowed with this  
23 Development Agreement in lieu of CUP. Any other  
24 restaurant and bar and commercial use would follow with  
25 later applications.

1           And this slide simply showed additional  
2 conditions to capture the various commitments that  
3 we've made out loud to say that we would like for those  
4 things to also -- and support those things also getting  
5 included into the Development Agreement as conditions.  
6 Those are items that I already said. Just wanted to  
7 capture them in one place.

8           Thank you very much.

9           MAYOR CHADWICK: So just with that, on the first  
10 one here, you said residential density capped at 1.5  
11 units per acre. I would almost prefer to put a cap, a  
12 total number of units based on the discussions we're  
13 having here. Right now you have 1,094, you know, and  
14 have that cap in there. I know it's probably the  
15 same --

16          DEBORAH NELSON: Mr. Mayor.

17          MAYOR CHADWICK: -- but it's just -- it's more  
18 cleaner, I think, in my opinion, on capping the number  
19 of units if that goes that direction.

20          Okay. Any questions of Ms. Deb?

21          COUNCILMAN WHEELOCK: Yes.

22          MAYOR CHADWICK: Councilman Wheelock. You want  
23 to pull that microphone to you so everybody can hear  
24 you.

25          COUNCILMAN WHEELOCK: So with the water usage

1 being recycled, what's that time frame look like? Are  
2 we talking about being able to recycle the water up  
3 there at 2045 at completion of project or at 2026 when  
4 this kicks off or whatever?

5 DEBORAH NELSON: Mr. Mayor,  
6 Councilmember Wheelock, we expect that to be within a  
7 few years. That timing is going to depend on Star  
8 Sewer and Water District's needs as well, and the  
9 applicant will continue to work with them.

10 But initially when the golf course is  
11 constructed, we will go ahead and use the irrigation  
12 rights that are available to it. But in -- within --  
13 and I don't know if you want to give any more precise  
14 timeline. We expect within a year or two that that  
15 would be -- okay, within a year or two that that would  
16 still -- but as fast as we can get it worked out with  
17 Star Sewer and Water District, we want to get that  
18 water in use.

19 COUNCILMAN WHEELLOCK: Thank you.

20 MAYOR CHADWICK: Any further questions of the  
21 applicant at this time?

22 I'm going to ask you a question here real  
23 quick.

24 On condition 3 you have suggest -- project  
25 will provide an elementary school site preliminary plat

1 if needed by West Ada School District. I'm going to  
2 suggest that we do put that elementary school on site,  
3 regardless of what West Ada says at the current date,  
4 because they seem to be short-sighted, because your  
5 development, in my opinion, when it says that it's  
6 going to create 500 elementary school children, we're  
7 going to need a school for that.

8 And so I would say that we think about it  
9 and talk about this on creating a 10-acre site for an  
10 elementary school, which is the minimum size required  
11 for West Ada School.

12 DEBORAH NELSON: Mr. Mayor, and understand that  
13 may be the City's direction. From our perspective we  
14 can't force the District to accept a site.

15 MAYOR CHADWICK: Again --

16 DEBORAH NELSON: And so we just want to make it  
17 available if they want it.

18 MAYOR CHADWICK: Yep. Okay. Any further  
19 questions of the applicant?

20 COUNCILWOMAN SALMONSEN: Mayor Chadwick.

21 MAYOR CHADWICK: Councilwoman Salmonsens.

22 COUNCILWOMAN SALMONSEN: So regarding the total  
23 phasing -- and you probably can't answer this right  
24 now, but can you give us just a general idea like the  
25 first phase will be the golf course and the municipal

1 facility. What -- can you kind of lay it out in the  
2 future how the rest of it, the building phasing would  
3 go.

4 DEBORAH NELSON: Mr. Mayor,  
5 Councilmember Salmonsens, in general we expect the golf  
6 course to come online around 2026. And then that is  
7 the first time that we might come back and start to  
8 begin with residential is upon the golf course  
9 completion. And so that would be the first phase.

10 Now, we may work on planning and design and  
11 entitlements and -- in that period to be working with  
12 you on it, but that's our expectation of timeline when  
13 the residential may occur.

14 So with the first preliminary plat then,  
15 the conditions of approval that have already been  
16 proposed by your planning staff, we're required to  
17 bring back a phasing plan at that time with the first  
18 preliminary plat. And that will be coordinated with  
19 updated traffic studies that have to be approved by the  
20 transportation agencies so that as each phase rolls  
21 out, we can tie the necessary improvements to those  
22 phases.

23 At this time I don't think we know what  
24 those phases will look like. But we -- but that's part  
25 of why we tried to present the entire development so

1 you can see the maximum amount we'll be asking for. We  
2 do expect it to be a lengthy build-out. Just it's a  
3 large property. We want to focus on the golf course.  
4 We want to focus on quality and roll this out as  
5 appropriate.

6 Necessarily there's going to be some things  
7 we can't do until road improvements. So it's going  
8 to -- it's going to depend on a lot of that analysis.  
9 So we've -- we've planned out to 2045. Hopefully the  
10 market and improvements don't make it take that long,  
11 but it possibly could. So we'll have a better idea of  
12 how that may break out between the end of the golf  
13 course and that window.

14 Anything else you want to add? Okay.

15 COUNCILWOMAN SALMONSEN: So just to make sure I  
16 understand correctly, so you're saying you'd probably  
17 be -- if it's approved, you'd bring back a preliminary  
18 plat for approval in '26, 2026? Am I understanding  
19 correctly, somewhere around there?

20 DEBORAH NELSON: Councilmember Salmonsens, that's  
21 right. Yeah, like I said, we could start the  
22 entitlement process before then. But that's our  
23 planned expectation.

24 MAYOR CHADWICK: I apologize for that. I tried  
25 to cover that.



1           DEBORAH NELSON: That's our expectation of when  
2 the golf course would be done. And so our plan is to  
3 have the residential come after. We can't bring  
4 forward the residential until we go through this  
5 additional permitting process either way. But our plan  
6 is to time it at the end of the golf course.

7           COUNCILWOMAN SALMONSEN: Okay.

8           MAYOR CHADWICK: Okay. Any further questions of  
9 the applicant at this time?

10          COUNCILMAN HERSHEY: Yes, sir.

11          MAYOR CHADWICK: Councilman Hershey.

12          COUNCILMAN HERSHEY: It's more of just a recap.  
13 Just for absolute clarity, what you're asking for  
14 tonight is the golf course. That's what I'm capturing.  
15 Everything else would have to come back as a  
16 preliminary plat and a new traffic study.

17                 So I do appreciate the fact you showed the  
18 entire magnitude over this you're saying 22-year build.  
19 And yeah, I can see why people would think that looks  
20 scary, yes.

21                 So the golf course, all that will be done,  
22 then and only then will we look at any type of housing  
23 units? You're just trying to set the framework?

24          DEBORAH NELSON: Mr. Mayor,  
25 Councilmember Hershey, that's correct.

1                   But I also just want to set it in the right  
2 context too. I mean as you know, when we annex, we  
3 have to zone.

4                   COUNCILMAN HERSHEY: Yes.

5                   DEBORAH NELSON: So while we can't build  
6 residential, we are asking for residential zoning. And  
7 so at this time we are asking for R-2.

8                   It also provides the City an opportunity to  
9 provide conditions on the larger plan that will govern  
10 how we come back with future applications. It doesn't  
11 mean you can't add conditions later, because you can,  
12 because that's when you'll see a lot of the details.  
13 But it also does give that opportunity, a Development  
14 Agreement.

15                   So we are asking for residential zoning of  
16 R-2, and we're asking for an initial approval of the  
17 golf course and appropriate public infrastructure uses.

18                   Beyond that, we won't be able to continue  
19 to build out any other uses, even though they're  
20 allowed in the R-2 zone, because we haven't achieved  
21 all of the boxes that need to be checked for those.

22                   Does that --

23                   COUNCILMAN HERSHEY: Thank you for that clarity.  
24 I'm just --

25                   DEBORAH NELSON: Yeah.

1 COUNCILMAN HERSHEY: -- making sure it's very  
2 clear.

3 DEBORAH NELSON: Yes. Thank you.

4 COUNCILMAN HERSHEY: I'm the slowest one in the  
5 Council.

6 MAYOR CHADWICK: Just real quick on the Council,  
7 we have like 65 people online. We need to make certain  
8 that we're talking into the microphone so they can  
9 actually hear us. They can hear everybody else, but  
10 you two.

11 UNIDENTIFIED SPEAKER: They heard you cough.

12 MAYOR CHADWICK: They heard me cough. I think  
13 the world heard me cough on that one, so okay.

14 COUNCILMAN NIELSEN: Mayor Chadwick.

15 MAYOR CHADWICK: Any further questions?

16 COUNCILMAN NIELSEN: Yes, Mayor Chadwick.

17 MAYOR CHADWICK: Hang on. Councilman Wheelock  
18 pinged me first.

19 COUNCILMAN NIELSEN: Yep.

20 MAYOR CHADWICK: Go ahead, Councilman Wheelock.

21 COUNCILMAN WHEELOCK: On your packet here you  
22 showed all the beautiful golf courses out in the  
23 country, and not one house. I'm sure that people are  
24 interested in what that looks like with houses, because  
25 the open space that's currently there has no houses.

1 But that would help in the illustrations, from my point  
2 of view.

3 The roadway, Aerie Way, that future  
4 Highway 16 connection, would that be constructed before  
5 you came in for housing as the traffic study asked for,  
6 or would that be after the golf course?

7 DEBORAH NELSON: Mr. Mayor,  
8 Councilmember Wheelock, so it would be after we  
9 commence on this initial use with the golf course. It  
10 would not be before the golf course. It would be part  
11 of the updated traffic study plan to see what, if  
12 any -- you know, what's the level of uses that can  
13 proceed before that is completed or in what timing --  
14 you know, how it correlates to that improvement.

15 ACHD has included a specific condition in  
16 their comments about -- that that road will need to be  
17 completed before they will allow additional trips to go  
18 onto Deep Canyon that could exceed that 2,000 ADT, that  
19 local planning threshold.

20 And so I'm sure they're going to continue  
21 to look at that very closely when they look at a  
22 specific proposal that they're commenting on.

23 COUNCILMAN WHEELLOCK: Does the BLM have a time  
24 frame that it takes to have that go through their  
25 system for an approval? And do you know that?

1           DEBORAH NELSON: Mr. Mayor,  
2 Councilmember Wheelock, yes, we did visit with BLM  
3 about that.

4                   It's a lengthy answer, and it's a lengthy  
5 process. And the length of the process depends on the  
6 status of slickspot peppergrass surveys and where you  
7 might find it. And if you find it, then it extends the  
8 process.

9                   So it does involve a very careful  
10 environmental review, and depending on what you find in  
11 initial surveys or what initial surveys have been done  
12 in the area where the road will go through, it could be  
13 a longer process than a shorter process.

14                   And so I think the minimum time frame is  
15 about a year. And it could be much longer. It could  
16 be a multiyear process. And so that's something that  
17 will commence immediately upon having City approvals.  
18 It's -- it's just a very involved process. It doesn't  
19 make sense if we don't have approval to annex into the  
20 City or a decision on the development.

21           COUNCILMAN WHEELLOCK: Thank you.

22           MAYOR CHADWICK: Okay. Councilman Nielsen.

23           COUNCILMAN NIELSEN: Thank you.

24                   Mayor Chadwick, I think this is perhaps a  
25 clarifying question for you regarding the lot for a

1 potential elementary school. I know that near Star  
2 Middle School there's already a potential elementary  
3 school lot.

4 Do you know, is this -- is what is in your  
5 mind in addition to that, or is that -- and we also  
6 have one, I think, next to Roselands; right?

7 MAYOR CHADWICK: Yeah, this would be in  
8 addition, another site for up in that area.

9 COUNCILMAN NIELSEN: Okay. Thank you.

10 MAYOR CHADWICK: Yep.

11 Any further questions of the applicant at  
12 this time?

13 COUNCILWOMAN SALMONSEN: Mayor Chadwick.

14 MAYOR CHADWICK: Councilwoman Salmonsens.

15 COUNCILWOMAN SALMONSEN: I actually have a  
16 question for Mr. Mitchell, if that's okay.

17 MAYOR CHADWICK: Yep. Absolutely.

18 COUNCILWOMAN SALMONSEN: So one of the findings  
19 that we have to make is that the annexation is in the  
20 best interest of the City.

21 And so as a resident, I would like to hear  
22 from you why you think that this project is in the best  
23 interest of the City for the current residents.

24 NATE MITCHELL: You bet. Nate Mitchell, again  
25 1470 North Rook Way.

1 I think Deb's presentation outlined our  
2 thoughts on why this is a positive thing for the City.  
3 As a resident, I think the additional economic  
4 development that the golf course will bring is positive  
5 for not just the golf course but the rest of the  
6 businesses in Star. It adds to our commercial tax  
7 base.

8 And I think frankly the -- I don't know if  
9 anybody's noticed, but people want to move to Star. A  
10 lot of people want to move to Star. I think we can  
11 provide an unparalleled housing product that hasn't  
12 been offered in the Valley with the amenity of the golf  
13 course that provides for an active adult lifestyle, a  
14 lot of the -- a lot of the demographic that's moving  
15 here is empty nester baby-boomers, and this is a  
16 product that we think fits that very well.

17 MAYOR CHADWICK: Okay.

18 COUNCILWOMAN SALMONSEN: Thank you. I  
19 appreciate your answer.

20 MAYOR CHADWICK: Any further comment of the  
21 applicant at this time?

22 Okay. With that said --

23 DEBORAH NELSON: Thank you.

24 MAYOR CHADWICK: -- thank you, Ms. Deb.

25 And we're going to use this as -- before we

1 get into public testimony, as a natural break to take a  
2 facilities break. So we're going to recess at 8:03 and  
3 come back at 8:08. Okay?

4 (Recess. Video file silent from 1:00:40 to  
5 1:05:37.)

6 MAYOR CHADWICK: Okay. There we go. Let's get  
7 everybody seated, please. He's coming. All right. We  
8 got -- yeah, we got the quorum of the Council here.  
9 Councilman Hershey will be back up here in just a  
10 second.

11 Just a reminder, folks, when we come up to  
12 testify, I need you to please state your name and  
13 address for the record. We have three minutes each to  
14 testify tonight. We do -- I think it's behind me  
15 still; right? The clock is up behind me. And  
16 Mr. Shawn right here will control that.

17 I'm going to call several people up to get  
18 set up here in the bullpen area so we can move on with  
19 the process. And we talked -- said those that are in  
20 favor will speak first.

21 UNIDENTIFIED SPEAKER: It's like 33  
22 [unintelligible].

23 MAYOR CHADWICK: And is that -- that's not right  
24 now, though, I don't think; right?

25 UNIDENTIFIED SPEAKER: [Unintelligible.]



1           MAYOR CHADWICK: Okay. So we're going to call  
2 in the in-favor side of this to start out.

3           Chad Kinkela, if I said that right, if you  
4 could come up and state your name and address -- I'm  
5 sorry. It's 8:09 that we're starting the public  
6 hearing back up. Sorry about that.

7           Mr. Chad, are you here? Chad?

8           UNIDENTIFIED SPEAKER: Moving on.

9           MAYOR CHADWICK: We'll move on here in a sec.

10          Chad Kinkela?

11          UNIDENTIFIED SPEAKER: [Unintelligible.]

12          MAYOR CHADWICK: Oh, that's your engineer?

13          UNIDENTIFIED SPEAKER: He's our engineer.

14          MAYOR CHADWICK: Oh, okay. All right. Then we  
15 don't need to -- then we're good there.

16          We'll move on to the public testimony for  
17 those that are against. We'll start out, we have Nancy  
18 Collins that's going to start. We have Todd Collins in  
19 the hole, and Layne Galbraith and Sabrina Newberry. So  
20 please come sit up here at the front for us, and we're  
21 all ready to go.

22          Okay. So hang on one second. We got a  
23 PowerPoint.

24          UNIDENTIFIED SPEAKER: All right. All right.

25          UNIDENTIFIED SPEAKER: Thank you.

1           MAYOR CHADWICK: You ready, Shawn?

2           NANCY COLLINS: I'm not.

3           MAYOR CHADWICK: You're not? Is your -- is your  
4 little clicker working?

5           NANCY COLLINS: I don't need that right now.

6           MAYOR CHADWICK: You don't need that right now.  
7 Okay. Okay. So please state your name and address,  
8 please, for the record.

9           NANCY COLLINS: Okay. Good evening, Mayor and  
10 City Councilmembers. My name is Nancy Collins, 4718  
11 North Echo Summit Way, Star, Idaho.

12           MAYOR CHADWICK: Okay.

13           NANCY COLLINS: Ready?

14                   I'd like to present the Willowbrook Golf  
15 Course Annexation and Rezone Petition. As of Monday  
16 morning at nine o'clock, we have received over 800  
17 signatures. Tonight we accumulated another hundred.  
18 And I just want to read the petition to you so you know  
19 what you have.

20                   We are opposed to the annexation of this  
21 development for some or all of the following reasons:  
22 Incomplete, inaccurate application; improper use of  
23 site amenities; unresolved, unfunded mitigation  
24 measures for Star Road, Can-Ada Road, Wing Road, Beacon  
25 Light Road, Floating Feather, New Hope; increase in

1 traffic, parking issues, and demand on roads; trisects  
2 the BLM, making it unusable; Star Transportation and  
3 Pathway Committee proposes two new roads through the  
4 BLM; decrease in road safety for children with only two  
5 exits for 1409 dwellings and changing the  
6 classification of Lanktree Gulch Road, Deep Canyon  
7 Road, Purple Sage, and Can-Ada due to increased number  
8 of trips. This will decrease safety. Overcrowding at  
9 nearby schools; lack of police coverage; increased  
10 burdened on understaffed police and fire departments;  
11 increase in density; incompatibility, all surrounding  
12 neighborhoods are rural, residential, single-family,  
13 detached homes on 1 acre to 10-acre lots. This project  
14 creates density up to 10.5 homes per acre that are  
15 unlike the existing lots in Hillsdale and Monument  
16 Ridge.

17 Noncompliance with the Comprehensive Plan,  
18 special transition overlay zone. Cumulative impact of  
19 already approved projects is having a harmful effect  
20 upon the desirable, open, and rural characteristics of  
21 Star.

22 Undetermined --

23 MAYOR CHADWICK: So, guys, here, no speaking  
24 out. I'm telling you we're going to let you -- have  
25 you leave. We're going to keep it civil. No speaking

1 out. Only the person up here gets to speak, please.

2 Thank you.

3 UNIDENTIFIED SPEAKER: [Unintelligible.]

4 NANCY COLLINS: Undetermined designation  
5 approval of additional roads acquired by -- or required  
6 by ACHD, ITD. Commercial development. Proposed  
7 commercial development in the foothills not a part of  
8 Star Comprehensive Plan.

9 For these reasons we ask the City Council  
10 to honor their process and ensure full due diligence is  
11 complete.

12 In addition, we ask that the Council review  
13 the conceptual plan and ask that the applicant revise  
14 their plan to conform with the Star Comprehensive Plan,  
15 one that will ensure this project will add to the  
16 prosperity and be a benefit to the City of Star.

17 Therefore we request that the City of Star  
18 cancel, deny this application for Willowbrook Golf  
19 Community until it has been revised with lower density  
20 to accommodate road capacity and follow the  
21 Comprehensive Plan and until a complete application has  
22 been submitted and reviewed.

23 That's all I have.

24 MAYOR CHADWICK: All right.

25 NANCY COLLINS: Thank you.

1           MAYOR CHADWICK: Thank you. Nice job. Got that  
2 in three minutes.

3                     So real quick, did the applicant get a copy  
4 of this? Did you get a copy?

5                     Okay. Very good.

6                     So then we have Mr. Todd Collins, you're  
7 on.

8                     We got Ms. Rachel -- or Rochelle Henson,  
9 please come on down. Okay, Todd.

10           TODD COLLINS: Good evening, Mayor and  
11 Councilmembers.

12           MAYOR CHADWICK: State your name and address.

13           TODD COLLINS: This is Todd Collins, 4718 North  
14 Echo Summit Way, Star, Idaho.

15                     This should be a piece of cake; right?  
16 Applicant is just wanting a zoning of R-2 DA for his  
17 entire property.

18                     Okay. So R-2 works with the Comp Plan, or  
19 at least with the Comp Plan that the staff says we have  
20 to use. Oh, but then the applicant wants to put in a  
21 golf course. That would typically require a  
22 conditional-use permit. And then he wants or needs to  
23 have a sewer treatment facility on the property.  
24 Another CUP.

25                     And on top of that, 110,000 square foot of

1 commercial space. There must be some amazing details  
2 within the application, the narrative, and the concept  
3 plan to request such an ask of the City Council, such  
4 detail that the Council could feel confident that they  
5 could just blanketly approve the entire conceptual plan  
6 under an R-2 zone.

7           Unfortunately, the details are not there.  
8 From the very start of this application, the details  
9 were lacking and uncertain. In the application it  
10 mentions the development will be adjacent to other  
11 developments.

12           They failed to mention that this will be a  
13 major infill project wherein their urban, commercial  
14 development will be intertwined with an established  
15 rural development. They don't mention that they will  
16 be needing to use the narrow, unimproved rural roads  
17 within the existing development to access their  
18 development.

19           Willowbrook did take the time to put  
20 together a concept plan, but didn't bother to show any  
21 details, such as paved pathways for pedestrians and  
22 bike riders, amenities in appropriate places,  
23 accommodation for transition overlay zones, no  
24 transition between commercial and rural lots, no house  
25 clustering.

1           In fact, if you ignore the pretty fairways  
2 and greens, you see that there is a solid wall of  
3 houses across the entire 2 mile length of their  
4 development. No accommodation for the wildlife that  
5 live and migrate through the area. Not just the fox  
6 and turkeys mentioned in the application, but also  
7 deer, badger, pheasant, raccoon, mountain lion, rabbit,  
8 and others.

9           No elevations of the clubhouse or  
10 maintenance facility. No elevations of what they  
11 envision for the 110,000 square feet of commercial  
12 space. They want you to approve on the conceptual map  
13 under this R-2 DA zoning request.

14           The elevations they do show are just a  
15 bunch of random home styles that anyone could pull off  
16 the Internet. No access to the BLM. No indication  
17 they respect the existing neighbors in regard to the  
18 placement of the golf range and maintenance facility in  
19 regards to the impact this development will have on the  
20 rural, residential, unimproved local roads.

21           There is sufficient detail already for you  
22 to know that this project cannot possibly be built as  
23 proposed without getting more clarification. So do not  
24 move this forward for expedience sake.

25           The staff report gives all the details for

1 handling the various requests under this application  
2 for CUP and PUD processes. I think they put them in  
3 there for a reason.

4 Follow the processes so that you can be  
5 certain, so that the applicant can be certain, so that  
6 we can be certain, and trust the process.

7 MAYOR CHADWICK: Okay. Thank you, Mr. Collins.

8 On to -- let's see. Let's see. Richard,  
9 Mr. Moore, you're on. You're not up yet, but you're in  
10 the hole down here.

11 Mr. Layne Galbraith.

12 JOSEPH GALBRAITH: Mr. Mayor and Councilmembers,  
13 we appreciate the opportunity to speak with you  
14 tonight.

15 Star leadership --

16 MAYOR CHADWICK: So real quick, state your name  
17 and address, please, for the record.

18 JOSEPH GALBRAITH: My name is Joseph Galbraith.  
19 I live at 9758 West Lanktree Gulch Road in Hillsdale  
20 Estates.

21 Star leadership is in the wonderful  
22 position of being able to plan a city that provides for  
23 a variety of lifestyles, to create a community that  
24 meets the varying needs and desires of its citizens  
25 from low-density country homes to medium and higher



1 density homes.

2           It is possible now to create a well-planned  
3 city that is beautiful and functional. Hillsdale  
4 Estates and the neighboring Monument Ridge were  
5 originally conceived and developed over the last 25  
6 years in seven phases by Dick Phillips, a primary owner  
7 and developer of Willowbrook.

8           Is there a slide two anywhere?

9           It was originally conceived to offer a  
10 low-density, country living option that hundreds of  
11 residents have now invested in. When it was conceived,  
12 the appropriate housing density for this area was 1 to  
13 3 acres per house, with larger lots up to 5 acres in  
14 Purple Sage, and 10 acres in Monument Ridge.

15           It offered opportunities for raising and  
16 caring for animals, bordered by farmland and public  
17 recreation areas.

18           Slide three, if you can.

19           Amenities that were promoted included a  
20 network of pathways and trails upon and wetlands, park  
21 and picnic area, an equestrian center, and acres of  
22 open space. Willowbrook's current proposal is a  
23 radical departure from the initial plan.

24           Today the current Willowbrook proposal  
25 wants to fill the open spaces with much denser housing.

1 The whole area will be transformed away from a country  
2 lifestyle that includes -- that hundreds of people have  
3 invested in. There are currently 315 homes in  
4 Hillsdale and 29 in Monument Ridge.

5 This proposal includes over a thousand new  
6 houses, a golf course, a shopping center, and a sewage  
7 plant, just for starters. The plan doesn't just intend  
8 to build higher density homes next to the current  
9 neighborhoods, but insert them throughout the current  
10 neighborhoods.

11 We support Willowbrook developing their  
12 land. The original design for this area was rural.  
13 The next building phase should support that. A rural,  
14 country appearance, with one residence on a minimum of  
15 1 acre will accomplish that.

16 We request that this proposal and the  
17 annexation be denied and a minimum 1 acre lot size be  
18 set for the new development, consistent with the  
19 existing neighborhood that Willowbrook initially  
20 designed, instead of R-2 that turns into a much higher  
21 visual density when implemented and clustered.

22 The next speakers will explain further why  
23 this proposal should be declined in its present format.  
24 We hope that you'll give some thought to modifying this  
25 extreme proposal.

1 Thank you.

2 MAYOR CHADWICK: Okay. Thank you.

3 Ms. Sabrina Newberry, Ms. Colleen Moore,  
4 you're down here in the bullpen.

5 So state your name and address, please, for  
6 the record.

7 SABRINA NEWBERRY: Good evening. I'm Sabrina  
8 Newberry. I'm at 9909 West Lanktree Gulch Road.

9 The City of Star Comprehensive Plan calls  
10 for this area to be rural, and we request that the  
11 Willowbrook proposal align with this adopted Comp Plan  
12 and Uniform Development Code.

13 We realize the staff report reviews the  
14 application per the obsolete 2020 Comp Plan and  
15 Development Code. We disagree with this approach.

16 The current Comprehensive Plan was adopted  
17 in June of 2022 and provides the overall framework for  
18 the City and future development. It is a good plan and  
19 it needs to be followed.

20 However, in reviewing both documents, a lot  
21 of the text remains the same. The allowed land use  
22 density is less stringent in the old Comp Plan. The  
23 Comprehensive Plan identifies the area of Willowbrook's  
24 proposal as low density -- low-density residential, max  
25 one unit per acre.

1           The corresponding municipal code zoning  
2           designations for this land use are RR or R-1, not R-2.  
3           We understand R-2 is allowed under the old Comp Plan,  
4           but believe RR or R-1 zoning is more compatible with  
5           the existing, developed rural area.

6           There are commercial sites proposed within  
7           the development, but only R-2 zoning proposed.  
8           Commercial is not allowed in residential zoning. Staff  
9           says a PUD may be submitted later, but zoning and  
10          annexation is being proposed now.

11          How can the zoning and annexation be  
12          approved if the PUD standards are not provided to fully  
13          review the proposed uses. At this point there's just a  
14          proposal for commercial sites in R zoning, which is not  
15          allowed.

16          Golf course requires a CUP in residential  
17          zone districts. The applicant is asking for approval  
18          as part of the DA, but no details have been provided on  
19          the proposed use associated with a CUP application.

20          In the Comprehensive Plan there are three  
21          objectives in the land-use chapter that speak directly  
22          to the proposed Willowbrook Development and the  
23          existing neighborhoods of Hillsdale Estates and  
24          Monument Ridge.

25          As highlighted in this slide, the

1 objectives state "to manage urban sprawl; protect,  
2 retain, and encourage rural areas; and encourage land  
3 uses that are in harmony with surrounding land uses."

4 The Comprehensive Plan does a decent job of  
5 providing denser land uses at the city center and  
6 calling for less dense development as you reach the  
7 city edge with -- to blend with the county development.  
8 This is good standard planning practice.

9 However, the proposal includes 1,094  
10 residential lots, a golf course, 110,000 square feet of  
11 commercial and various civic uses that are not in  
12 harmony with the existing land uses.

13 As designed, this is a very dense  
14 development with a lot of very small lots and a  
15 complete departure from what is already built in the  
16 area and the objectives laid out in the Comp Plan.

17 Thank you.

18 MAYOR CHADWICK: Okay. Ms. Rochelle Henson.  
19 And then we have Benjamin Shields in the hole.

20 ROCHELLE HENSON: Good evening, Mayor and  
21 Members of the Council. My name is Rochelle Henson. I  
22 reside at 5233 North High Prairie Place in Star.

23 As you can see in this slide, which is from  
24 the staff report, Willowbrook is being proposed within  
25 the Hillsdale and Monument Ridge neighborhoods, not

1 adjacent to it. Therefore, we believe the project  
2 should be built at the same density and with similar  
3 lot sizes and design features to blend with the  
4 existing neighborhoods that it is being built within.

5           However, we also know that this is part of  
6 a special transition overlay area. Development  
7 adjacent to this area is to provide for an appropriate  
8 transition between existing and new homesites.

9           The exhibit in this slide is showing the  
10 lots adjacent to existing lots highlighted in red. The  
11 staff report says the highlighted lots should be a  
12 minimum of one-half an acre in size. The 2020 code  
13 says transition area lots are to be one-half acre to 1  
14 acre in size. The recommendation in the staff report  
15 is for one-half acre minimum.

16           The surrounding lots are 1 to 10 acres in  
17 size, so the transitional lots should be more closely  
18 aligned with the sizes of the existing lots, and should  
19 be a minimum 1 acre in size.

20           Next slide.

21           We have highlighted some relevant sections  
22 of the Comp Plan related to residential development.  
23 Low densities are supposed to be built in the hillside  
24 areas and adjacent to larger lots that will not  
25 subdivide in the future, such as of the existing

1 neighborhood.

2           There needs to be an adequate transition  
3 from the existing, rural, residential development to  
4 the suburban development that's being proposed. The  
5 housing objective states that existing, rural,  
6 residential housing developments need to be preserved  
7 and maintained. This area is one of the only rural,  
8 residential developments in Star.

9           Allowing this proposed development with its  
10 current design and density will take away the  
11 opportunity to preserve the rural feel at the city's  
12 edge adjacent to the county development and the BLM  
13 land.

14           Next slide.

15           The proposal by the developer for a DA that  
16 uses the entire site acreage to blend and average out  
17 densities would allow for much smaller lot sizes, with  
18 the majority of the proposed lots smaller than 9,000  
19 square feet, and some as small as 3800 square feet.  
20 This is much smaller and does not comply with the  
21 existing lots in the area.

22           The picture above on the left shows a  
23 typical lot developed in the area, and the photo on the  
24 right is a sample of the housing types Willowbrook is  
25 proposing. Clearly this lot type does not fit in with

1 the existing neighborhood, the vision of the  
2 Comprehensive Plan, or the Development Code standards  
3 for RR, R-1, or R-2.

4 We would like the City to require  
5 Willowbrook to provide the necessary application  
6 materials previously mentioned for a conditional-use  
7 permit and PUD, as well as require them to follow the  
8 adopted Comprehensive Plan and Development Code and  
9 develop this area compatible with the existing, rural  
10 development that has been there for the last 20 years.

11 Thank you.

12 MAYOR CHADWICK: Okay. Thank you. Thank you.

13 Mr. Richard Moore and Ms. Cherie Shields.

14 RICHARD MOORE: Mayor Chadwick, Council, thank  
15 you for your time. Richard Moore, professional  
16 engineer with a master's in civil engineering from  
17 Brigham Young University.

18 MAYOR CHADWICK: I need your address.

19 RICHARD MOORE: 25385 Desert Spring Circle.

20 Pardon?

21 MAYOR CHADWICK: I need your address. Address  
22 first.

23 RICHARD MOORE: 25385 Desert Spring Circle,  
24 Star, Idaho.

25 MAYOR CHADWICK: Okay. Thank you.



1           RICHARD MOORE: Willowbrook has resisted doing a  
2 traffic-impact study ever since this development was  
3 first proposed. The City Council required them to do a  
4 development -- to do a traffic-impact study prior to  
5 Development Agreement approval. Thank you. That was a  
6 very good decision.

7           Now that the traffic study is complete, it  
8 is apparent why Willowbrook did not want to do one. It  
9 shows this project is unfeasible as proposed. I have  
10 read the traffic study and only understood enough to  
11 get scared.

12           Consequently, I arranged a meeting with  
13 Mindy Wallace from ACHD. She provided clarity, and I  
14 realized my fears were founded. Adding over 1,000  
15 homes to this area generates over 12,000 trips per day,  
16 per the traffic study.

17           Next slide, please.

18           This area is constrained by rural roads,  
19 which only permit 2,000 trips per day. The current  
20 traffic on these roads is about 1200 trips per day, not  
21 leaving much room for increased traffic.

22           Willowbrook's solution, as first suggested  
23 in the first traffic study, was to widen Deep Canyon  
24 and Lanktree Gulch to five lanes.

25           Next slide.

1           This is a small section of Deep Canyon  
2 Drive to indicate how much private property would need  
3 to be given up by the homeowners in order to develop a  
4 road size to handle the traffic Willowbrook will  
5 generate. This clearly shows the infeasibility of this  
6 project.

7           Having been told by ACHD that expanding  
8 these roads was not possible, Willowbrook did withdraw  
9 this request for the expansion of these roads without  
10 providing an alternative for the increased traffic,  
11 other than changing -- requesting a change of the  
12 designation of the road to collector.

13           Now, you don't need a degree in engineering  
14 to know that simply changing the designation of the  
15 road is not going to allow you to fit five lanes of  
16 traffic in two lanes.

17           Next slide.

18           The impacts are not limited to areas  
19 immediately around the development, but extend as far  
20 south as State Street, as far east as Highway 16, and  
21 as far west as Blessinger, and even beyond.

22           Here are a few of the roads impacted by  
23 Willowbrook. The mitigation of these roads is not  
24 funded, not planned, and in some cases not even  
25 possible because of issues with right-of-way.

1                   Next slide.

2                   Here are 25 more roads requiring  
3 significant mitigation to accommodate the proposed  
4 development, many with the same issues as the previous  
5 slide. This list is by no means complete. For  
6 example, High Country Way will need mitigation if Wing  
7 Road is installed, because it will become a throughway  
8 to Deep Canyon.

9                   Next slide.

10                  Sorry. My time's up.

11                  MAYOR CHADWICK: Yeah. Thank you, sir.  
12 Appreciate it.

13                  We got Ms. Colleen Moore and Ms. Ana Deane  
14 Galbraith will be in the hole up here.

15                  COLLEEN MOORE: Mayor, Councilmen, thank you  
16 very much. My name is Colleen Moore. I live at  
17 25385 Desert Spring Circle, Star, Idaho.

18                  Follow-up from Mr. Moore, the roads  
19 surrounding the Willowbrook Development as currently  
20 proposed do not and cannot support the additional  
21 traffic this development will generate. There's no  
22 viable solutions to override this reality. A cap on  
23 the number of additional homes created by this  
24 development consistent with existing road capacity must  
25 be established.

1           The Council has consistently sought facts  
2 and expert testimony prior to making decisions. The  
3 hard facts from the transportation study and expert  
4 testimony from ACHD demonstrate this development, as  
5 proposed, is inappropriate for this area.

6           Additionally, I have been learning a lot  
7 about sheep lately. The daughter of a sheep farmer,  
8 Jane Mallen, tells of the year a huge storm hit right  
9 after they had sheared their sheep in Wyoming. They  
10 lost 1,000 ewes that year, among them mothers of 350  
11 lambs. Despite valiant efforts to feed the orphaned  
12 lambs that summer, 60 percent of them died.

13           Now, Ms. Mallen's father had no control  
14 over the weather. When he sheared his sheep, he had no  
15 forecast even suggesting there was a violent storm  
16 coming, so he went ahead, sheared the sheep, and buried  
17 many carcasses over the next six months.

18           The Star City Council has no control over  
19 roads and infrastructure. That is the jurisdiction of  
20 ACHD and ITD. However, the traffic study that Council  
21 has wisely requested is, in effect, a forecast of an  
22 impending, violent storm of cars and traffic congestion  
23 which will occur if 1,094 new homes are added to the  
24 existing roads.

25           Trying to suggest that rerouting traffic

1 through Aerie Road will take care of all potential  
2 congestion due to the demand of the 12,000 additional  
3 road trips per day resulting from the new development  
4 is much like believing that if you push hungry lambs to  
5 a trough filled with milk they will willingly go there  
6 and drink their fill. Not practical. Not realistic.  
7 Ultimately, it will prove completely unsuccessful.

8 I urge the City Council to study and heed  
9 the warnings evident from the traffic study. The roads  
10 are in place. Please cap the number of additional new  
11 homes such that the roads can reasonably accommodate  
12 the additional traffic.

13 Thank you very much.

14 MAYOR CHADWICK: Thank you.

15 All right. Mr. Benjamin Shields is up.

16 Ms. Lisa -- is it Priapi? All right. Thank you.

17 BEN SHIELDS: Mr. Mayor, Councilmembers, my name  
18 is Ben Shields. I live at 9947 West Lanktree Gulch  
19 Road in Star, Idaho.

20 After attending multiple meetings, we have  
21 heard numerous times that what is presented must be  
22 fact, not emotion or opinion. We ask that the standard  
23 be held with the applicant to ensure that the City can  
24 make a sound vote that guarantees the protection and  
25 advancement of the City of Star. I will review some of

1 the opinions that Willowbrook's application and  
2 Development Agreements state.

3 Next slide.

4 Willowbrook states housing will be  
5 compatible with surrounding areas. The Hillsdale and  
6 Monument Ridge homes on the left, versus the townhomes  
7 and small homes on the right. As stated before, in  
8 design, size, and density, they are not similar.

9 Next slide.

10 They state the golf course will be the  
11 focal point. Not sure how you can -- not sure how that  
12 is when you cannot see it through the wall of  
13 townhomes.

14 Also states compatible with surrounding  
15 uses and existing, intended character of the vicinity.

16 Next slide.

17 Stating a driving range, commercial and  
18 clubhouses is in alignment with the intended character,  
19 which is rural homes and raising animals, is opinion.

20 As you can see the arrow, this  
21 undetermined, neighborhood commercial space lacks any  
22 addition -- lacks any details to the intended use.  
23 There needs to be clarification to understand the full  
24 impact of these facilities. TIS does not factor in  
25 commercial traffic.

1                   Next slide.

2                   This small space is going to house a  
3 multimillion dollar water filtration system,  
4 generators, fire stations, police station, and EMS  
5 services. How is all that going to fit in that tiny,  
6 little space?

7                   Intended -- included in the open space and  
8 amenities is multiple commercial items. They state  
9 these commercial amenities will not constitute nuisance  
10 activities. That is an opinion. Nuisance activities.  
11 Excuse me. That is an opinion. Having a driving range  
12 and clubhouse so close to your home is the perspective  
13 of the homeowner and the animals.

14                   Idaho code requires analysis of provision  
15 to ensure that land use does not violate property --  
16 private property rights, values, or unnecessary  
17 technical limitations. The -- the developer builds and  
18 leaves and the homeowner remains.

19                   And just I was thinking, kind of going off  
20 script here, we're talking about a commercial -- or a  
21 championship golf course. I haven't once heard if the  
22 PGA Tour decides to come to this area with thousands of  
23 people deciding to watch a championship golf, parking,  
24 traffic overwhelming all the streets. Where are those  
25 people going to go? Where are they going to park?

1 Where are they going to eat?

2 UNIDENTIFIED SPEAKER: And use the bathroom.

3 UNIDENTIFIED SPEAKER: Where are they going to  
4 stay?

5 MAYOR CHADWICK: Hey, guys, enough. Seriously,  
6 enough.

7 BEN SHIELDS: So just something to consider.  
8 Because I was looking at the map, I don't see any  
9 parking lots. I don't see anything that's going to  
10 accommodate some of those commercial uses for such a  
11 magnificent golf course.

12 Thank you.

13 MAYOR CHADWICK: Thank you.

14 Ms. Cherie Shields, and then we have  
15 Ms. Abigail Germaine.

16 Is she here? There you are. Okay.

17 Okay, Ms. Shields.

18 CHERIE SHIELDS: All right. Mr. Mayor, Council,  
19 my name is Cherie Shields. I live at 9947 West  
20 Lanktree Gulch Road, Star, Idaho.

21 For the 175-acre golf course, Boisedev  
22 published in an article on 5/3/23 that the course will  
23 be privately owned and maintained and that the public  
24 will be welcome to enjoy it. Because Willowbrook will  
25 be receiving profit and income from this golf course,



1 per Star City Code 8-4E-1, all open space and amenities  
2 must be owned, maintained by the applicable HOA.  
3 Therefore, the 175 acres should not be used in  
4 calculating zoning density.

5 Special transition overlay is also a  
6 concern. This golf course and amenities leave multiple  
7 questions about that, operating hours, light pollution,  
8 noise pollution, and if it can be used for zoning.

9 Then there's a matter of opinion. These  
10 are opinions. Number one, that it will not adversely  
11 affect properties, but it will add over 12,000 trips a  
12 day.

13 Number two, it will enhance property and  
14 aesthetic values, but creates a wall of patio homes  
15 with fences impeding our views and open space.

16 Number three, it encourages walkability.  
17 But with a wall of homes, a golf course that we cannot  
18 use, and multiple areas up to 25 percent grade, that is  
19 not feasible.

20 Number five, commercial adjacent to the  
21 area with similar use. But horse stables and farming  
22 is not similar.

23 Then we go into the unknown. Number one,  
24 by building some commercial first, we do not know the  
25 impacts. The TIS did not project daily trips for the

1 commercial use due to the lack of detail.

2 Number two, that the CUP requirements are  
3 met. But these findings are more opinion, per their  
4 letter submitted to the Council.

5 Number three, future commercial that lacks  
6 the proper PUD applications. Again, no clarity.

7 Number four, pathways, that, again, are  
8 unusable in high grade areas, and I'm only seeing very  
9 few.

10 That this will minimize impacts on our road  
11 when the TIS was only conducted on a small portion of  
12 Lanktree Gulch and the entrance of Deep Canyon. They  
13 did not fully study Can-Ada. And also there's concerns  
14 with that steep grade.

15 The increased tax base for the City with  
16 impact fees, golf course tax, and property tax. But  
17 what about all the required infrastructure costs that  
18 will be incurred?

19 Approving the application based on a  
20 seven-page boilerplate document removes the public from  
21 being able to provide accurate feedback on how the DA  
22 will truly impact its citizens. You each have business  
23 savvy and accountability that I know you will use to  
24 ensure that Willowbrook is held to the same standard as  
25 its citizens.

1 Willowbrook's DA is seven pages. And  
2 although it plans to be revised in the future,  
3 statements that Willowbrook has made, that without the  
4 thousand homes to offset their cost, the project isn't  
5 worth it. What happens if we annex and they cannot  
6 exceed ACHD's recommendation of 213 homes?

7 Spring Valley's DA was 135 pages long and  
8 protects Eagle. Willowbrook, being the largest project  
9 in Star, I implore you to deny this annexation and  
10 rezone until all information is found out, agencies are  
11 approved, and the impact is minimal.

12 Thank you.

13 MAYOR CHADWICK: Thank you.

14 Okay. We have Ms. Ana Galbraith.

15 And then we got Jim Junge, if you'd come up  
16 here in the hole, please. There you are. Okay.

17 Ms. Ana, the floor is yours.

18 ANA DEANE GALBRAITH: Hello. My name is Ana  
19 Deane Galbraith. I live at 9758 West Lanktree Gulch  
20 Road.

21 And I have just four quick comments that  
22 I'd like to make.

23 First, just to reinforce, the area that  
24 Willowbrook wants to develop in is a rural area.

25 Can you -- is there anybody doing the

1 clicker?

2 UNIDENTIFIED SPEAKER: I'll do it.

3 ANA DEANE GALBRAITH: Yeah. Click for me.

4 There's a combination now of 344 homes,  
5 each on 1 to 10-acre lots between Monument Ridge and  
6 Hillsdale. The current Willowbrook plan will put 1,094  
7 homes on 314.4 buildable acres. 67 percent of the  
8 total homes to be built will have a density of almost  
9 five to over ten homes per acre.

10 This is a dramatic departure from the  
11 current density and does not fit the existing rural  
12 neighborhoods.

13 Click it for me.

14 There are -- number two, there are no  
15 reasonable transition or buffer areas. The Hillsdale  
16 and Monument Ridge Developments are labeled special  
17 transition overlay areas and require larger setbacks  
18 and lots. New lots next to current lots should match  
19 current density. That would be 1 acre plus, not the  
20 less than half acre and lower acreage in the proposed  
21 Willowbrook plan. One of the lots has a proposed six  
22 lots abutting it, and another has five. And you can  
23 see those in the circle up there.

24 In addition, there are no buffers between  
25 Willowbrook and Monument Ridge, which you can see on

1 the left. There is dense housing and a driving range  
2 right next to the 10-acre lots.

3 There are also no buffer areas on the homes  
4 abutting the road. So the road -- the houses sit right  
5 on the road.

6 Point number three, the Willowbrook plan  
7 conflicts with the current City Comp Plan, which I  
8 understand you don't have to hold them to that, but we  
9 are hoping that you will. Our own City plan calls for  
10 low-density development in the outer perimeter of the  
11 city. Both Hillsdale and Monument Ridge are located at  
12 the edge of Star city limits, an area designed to be  
13 rural.

14 If rural areas are not preserved here on  
15 the very edge of the city, where are you going to have  
16 them? As per City plan, new residential lots should  
17 match density with current ones.

18 Point number four, rural amenities will  
19 disappear with this plan. The rural areas now have low  
20 lighting, open fencing, country roads with no curb and  
21 gutter. All these will disappear with this Willowbrook  
22 plan.

23 In summary density matters. Going from one  
24 home per 10 acres -- oh, yeah, at the top left, down to  
25 10.5 on the lower right is unreasonable for this area.

1 Please keep this area rural. Please hold to the vision  
2 defined in the City plan and require R-1 zoning.

3 MAYOR CHADWICK: Okay.

4 ANA DEANE GALBRAITH: Doing that will ensure our  
5 City offers -- okay. I'm done.

6 Thank you.

7 MAYOR CHADWICK: Your time's up. Thank you.

8 Okay. Ms. Lisa. Then we have, let's see,  
9 Mr. Derrell Foote in the hole up here.

10 LISA PRIAPI: Hi. I'm Lisa Priapi. And I  
11 reside at 10325 West Lanktree Gulch Road.

12 And I'm going to offer some final thoughts.  
13 We're here tonight to talk about how the Willowbrook  
14 Development will impact all of us. We do believe in  
15 property rights, property rights for all property  
16 owners to hold and enjoy their property.

17 There is a reasonable way for Willowbrook  
18 to develop this property, but this current proposal is  
19 not it. Mr. Phillips himself over 20 years ago  
20 envisioned and set in motion the pastoral community of  
21 Hillsdale Estates and Monument Ridge. He designed 317  
22 1 to 5-acre lots, 29 10-acre lots, the roads,  
23 amenities, HOAs, et cetera, to align with his vision  
24 for rural living, a place where people who desired this  
25 rural lifestyle could live. He implemented this vision

1 over seven phases to what exists today.

2 Now he's dramatically departing from his  
3 long-term design. This is not phase eight of  
4 Hillsdale, a plan that should seamlessly integrate with  
5 the existing rural neighborhoods, but rather an  
6 incompatible, urban, multiuse development that injects  
7 1,094 homes packed onto 314 acres, along with a golf  
8 course, sewage treatment facility, and commercial space  
9 weaving within and throughout an R-1 zoned rural  
10 neighborhood.

11 We end up with a development that appears  
12 like a densely crowded bedroom -- densely crowded  
13 bedroom communities that we expect closer to town.  
14 This proposal bypasses the current Comprehensive Plan  
15 and City codes and doesn't consider the existing  
16 neighborhood, nor the people who live in Star.

17 Both the proposal and the Development  
18 Agreement are incomplete and missing key information  
19 needed to evaluate the plan and receive accurate input  
20 from the public.

21 Next slide.

22 The plan puts a strain on a road  
23 infrastructure that can't support it and will come at  
24 the expense of the existing homeowners and Star  
25 citizens. Its dependent on the mitigation of many

1 roads that are either not funded for mitigation, do not  
2 have plans for mitigation, or just not possible to  
3 implement the mitigation required.

4 Even ACHD acknowledges the problem with the  
5 road infrastructure in their April 27th letter, stating  
6 that with the Wing Road extension and the golf course  
7 traffic only 213 homes can be built before exceeding  
8 the local street traffic limits.

9 It's concerning that the City staff report  
10 only calls out a single minor recommendation, and that  
11 is to slightly increase the size of the lots that abut  
12 the existing homes in these neighborhoods.

13 Your current Comprehensive Plan shows this  
14 as R-1, and Willowbrook should be required to have like  
15 kind development at a minimum of 1 acre lots. This  
16 approach would resolve all issues.

17 So we're asking, please, require 1-acre  
18 minimum lots for this development. Deny the annexation  
19 until we have the entire picture from Willowbrook. Fix  
20 the roads first and protect the residents -- current  
21 residents and the citizens of Star with a well-written  
22 Development Agreement.

23 We elected you to hold the vision of Star  
24 so that we can trust this process.

25 Thank you.



1           MAYOR CHADWICK: Okay. We have Ms. Abigail and  
2 then Mr. Greg Miller.

3           I skipped you. Sorry. You're up here in  
4 the hole. Sorry about that.

5           ABI GERMAINE: Good evening, Mr. Mayor, Members  
6 of the Council. For the record, Abi Germaine with  
7 Elam & Burke, 251 East Front Street, Boise, Idaho  
8 83701.

9           I'm here on behalf of the Hillsdale Estates  
10 HOA, Homeowners' Association. I will try and make my  
11 comments very brief and not cover what's already been  
12 discussed.

13           I would refer the Council to the comments  
14 that were submitted by the HOA on April 24th. That  
15 gives a full outline of our position and some of the  
16 issues that we're concerned with the application as  
17 it's presented.

18           I would note that those comments were  
19 submitted prior to some of the information that's  
20 currently on the online site, so some of those comments  
21 may be a little bit different based on that new  
22 information.

23           There's three main themes I want to talk  
24 about. One is the lack of detail, the traffic issues,  
25 and the water.

1           As it relates to the lack of detail, what  
2 we have before you this evening is a request for an  
3 annexation and a rezone and an approval of the  
4 Development Agreement.

5           Based on the application that we have  
6 before us, I do not believe that the City Council can  
7 find that the requirements of an annexation and a  
8 rezone have been met because the Development Agreement  
9 and the conceptual Master Plan lack the details  
10 necessary.

11           In Star City Code it specifically states  
12 that in order to approve an annexation and rezone there  
13 must be a Development Agreement, and it must show  
14 building elevations, including front and rear, and a  
15 concept plan.

16           The concept plan that's attached to this  
17 application does not have sufficient detail for the  
18 Council to appropriately condition it in order to  
19 ensure that it meets the requirements.

20           In addition, the applicant has asked for  
21 several conditional uses to be approved through the  
22 Development Agreement. We recognize that that's  
23 allowable, that they don't have to come with the CUP,  
24 they can do it through the Development Agreement. But  
25 again, there's not sufficient detail on what those

1 conditional uses will be.

2           Tonight we even heard that the conditional  
3 use of the clubhouse will be changing to add the  
4 restaurant and to add the more commercial uses, and  
5 that hasn't even been considered by staff at this  
6 point. So we would ask that the Council consider that  
7 when deciding whether or not to approve the Development  
8 Agreement this evening.

9           As it relates to traffic, one thing that I  
10 haven't heard discussed is that the traffic studies and  
11 the agency reports do not address the impacts to the  
12 roads actually within Hillsdale's Estates, so it looks  
13 at the bigger ingress and egress roads and highways,  
14 but it doesn't look at what's actually going to happen  
15 if traffic has to go through Hillsdale Estates.

16           And then as it relates to water, I would  
17 say that we did hear a lot more information from the  
18 applicant as it relates to the reuse plan, but none of  
19 that is really included in the actual application and  
20 what is before the Council today.

21           So what we're doing is we're considering  
22 how there might not be impacts to water in the future  
23 if this kind of reuse program is approved. And there's  
24 a lot of condition -- there's a lot of permits and  
25 approvals that they need in order to do that. So today

1 we don't have any assurance that the Council is  
2 confident that the resources there to support this  
3 development exist.

4 As has been noted, the Comp Plan that the  
5 staff has reviewed this under is the older Comp Plan.  
6 The Council, though, can certainly condition this in a  
7 way that meets the future Comp Plan.

8 And with that, I would stand for any  
9 questions.

10 MAYOR CHADWICK: Okay. Thank you.

11 We will go to Mr. Jim Junge.

12 JIM JUNGE: This is an increasingly difficult  
13 act to follow. My name is -- my name is Jim Junge. I  
14 live at 24862 Valley Run Place, Star, Idaho.

15 I do not play golf.

16 MAYOR CHADWICK: All right. Let's go.

17 JIM JUNGE: Excuse me. I'm not going to be  
18 redundant with all the numerous, excellent points. I  
19 just hope you folks are getting this and not paying lip  
20 service to the people in this room, which is  
21 unfortunately too often the case.

22 By the way, the traffic study that you  
23 commissioned with Keller four years ago, okay, is  
24 completely contrary to what our friends at Willowbrook  
25 are trying to put across to you. Okay?

1           The Keller report indicates many more  
2 vehicles on the affected roads than what Willowbrook is  
3 trying to lead you to believe. That's important.

4           The second thing here is I have a question.  
5 So we've heard about a lift station. Where is the  
6 outfall line from that lift station going?

7           I heard a nasty rumor that it was going to  
8 go down Purple Sage, through the front yards of some of  
9 the people on Purple Sage, cross Purple Sage, go  
10 through the back yard of a number of people on Sage  
11 Canyon Way. It's a rumor. I don't know. I would like  
12 you to find that out and address it, because that's  
13 important.

14           Also, let me say, make a comment about  
15 water. I want to see if I have this straight. So  
16 Willowbrook wants to take the fresh water from the  
17 aquifer and then replenish the aquifer with their  
18 treated water. And I -- I just -- I just find that  
19 absolutely crazy.

20           Okay. So to summarize and turn the mic  
21 over to somebody else with something else to say, given  
22 the lack of details. Given the lack of -- I mean you  
23 have the poster child for bad development here. And  
24 it's incumbent upon you to follow the law.

25           And with that, I'm going to quote

1 Councilman Nielsen from 2017. "The will of the people  
2 is embodied in the Star City Code, Idaho State law, and  
3 Star's formally adopted Comprehensive Plan. While it's  
4 normal that not everyone agrees with the laws of the  
5 land, the general will of the people is that elected  
6 officials follow the laws and adopted plans for  
7 growth."

8 Okay. What you've been presented with  
9 tonight, and will continue to be presented here, is a  
10 plea for people, by people, for you to follow the law,  
11 okay, and deny this application as it presently stands.

12 Thank you.

13 MAYOR CHADWICK: Okay. Thank you.

14 Okay. Real quick, folks. We have a  
15 vehicle that's a Ford something that has a license  
16 plate BUILT4U that is blocking a driveway, and it needs  
17 to be moved or it's going to get towed, just so you're  
18 aware. You can't block somebody's driveway out there.  
19 Okay?

20 All right. I'm going to start with --  
21 we're going to go to Mr. Greg Miller before I go to  
22 Mr. Derrell, just because I accidentally skipped you.

23 GREG MILLER: I have my speech in hard copy.

24 Do you want it for the record or --

25 MAYOR CHADWICK: Yes, the clerk would love your

1 copy for the record.

2 UNIDENTIFIED SPEAKER: [Unintelligible.]

3 GREG MILLER: Good evening. My name is Greg  
4 Miller. I live at 11950 West Deep Canyon Drive in  
5 Star.

6 I could go on for a long time, but I will  
7 try to focus on just a couple aspects. First of all,  
8 to be clear, I ask and encourage the Star City Council  
9 to not approve this annexation and related development.  
10 I briefly want to touch on traffic and required road  
11 changes if this development is approved.

12 There are quite a lot of streets that,  
13 according to ACHD, would need to be reclassified and/or  
14 widened. One in particular is Star Road. Right  
15 outside. It would need to be enlarged to five lanes.

16 To do so would mean the partial loss of two  
17 community parks, the parking lots of the school, the  
18 parking lots of two churches, including this one, and  
19 the back yards or safe setback spaces of numerous  
20 homes. That's just on one street quite far from the  
21 actual development, and it doesn't consider the  
22 cumulative impacts of other developments in the city  
23 either that are in progress and pending.

24 Most, if not all, of these road expansions  
25 are just not feasible. For that reason alone, this

1 project should be a common sense denial.

2 I also want to share a personal experience.  
3 Before moving to Star, I lived in a golf course  
4 community in a semi-rural area on the edge of town.  
5 The third hole was directly across the street from our  
6 house. And being at a higher elevation, that area had  
7 a great vantage of the city lights and views for many  
8 miles.

9 The developer owned that golf course, as  
10 well as a second golf course in another neighborhood  
11 about 1.3 miles away. It is very similar to our area  
12 with another golf course nearby off Highway 16.

13 For a dozen or so years they maintained  
14 both golf courses and even provided security to shoo  
15 away non-customers, especially teens who tried to  
16 gather on the hill on weekend nights.

17 Without any sign of trouble, the developer  
18 announced that both golf courses weren't making money.  
19 They closed them both down, and then immediately  
20 submitted to redevelop both areas with multistory,  
21 commercial, residential buildings, townhouses, and  
22 homes much smaller and not in harmony with the  
23 surrounding homes.

24 When the neighborhoods expressed their  
25 displeasure of the redevelopment, the developer doubled



1 down by eliminating most maintenance, letting the  
2 fairways and cart paths get overrun with weeds and  
3 scrub and cancelling their security.

4 In short order, that area became a teenage  
5 party zone. Every weekend, non school night, and all  
6 summer long, large groups of teens arrived to hang out  
7 on the golf course, play music, drink alcohol, smoke,  
8 set off fireworks, and cause a general ruckus. Every  
9 morning after, I would have to pick up it trash that  
10 was thrown in the street and in my yard.

11 Neighbors called the police numerous times  
12 for general dispersal. I personally called the fire  
13 department for one of two hillside fires that they  
14 caused. And I personally called the police to report a  
15 group that brought and brandished a gun.

16 Golf is a consistently declining sport. In  
17 my personal experience, two nearby golf courses shut  
18 down because they didn't make enough money to remain  
19 viable. Here Willowbrook is proposing a golf course as  
20 a selling point just down the road from another golf  
21 course that was a selling point.

22 I swear, developers must all attend the  
23 same yearly trade show and convention. Build a golf  
24 course, run it for a dozen or so years, and then shut  
25 it down and redevelop that land with even more crowded

1 housing to make even more money.

2 Please do not annex this land into the City  
3 of Star and do not approve this development.

4 Thank you.

5 MAYOR CHADWICK: Okay. All right. So it's  
6 nine o'clock, guys. We're going to take a five-minute  
7 recess to 9:05 to use the facilities, and then we'll  
8 get back to the public testimony.

9 When we come in, we'll have Mr. Derrell  
10 Foote and Lauralee Foote up here, and Ben Pelka, I  
11 think.

12 (Recess. Video file silent from 1:56:49 to  
13 2:02:02.)

14 MAYOR CHADWICK: Uh-huh. Okay. We're going to  
15 call this meeting back to order. It's 9:05. And we  
16 will move on with the public testimony.

17 Mr. Derrell Foote advised me that  
18 everything has been said, what he wanted to speak, so  
19 he does not want to speak.

20 UNIDENTIFIED SPEAKER: [Unintelligible.]

21 MAYOR CHADWICK: Derrell Foote. So we'll move  
22 on to, let's see, Mr. Ben -- I think it's Pelka.

23 Is that correct? Okay. And hang on one  
24 second, sir.

25 Then we've got a Kim Yanecko, if you'd come

1 up here for me.

2 And then Mr. Gordon Sonne, if you could  
3 come up here, sir, for me as well.

4 All right, sir. The floor is yours.  
5 Please state your name and address, please, again, for  
6 the record.

7 BEN PELKA: Ben Pelka, 2284 North Finsbury Way  
8 in Star.

9 And I do not live up in that area. I live  
10 down here just off of Munger. So I am not impacted by  
11 what they're talking about, but I do appreciate the  
12 immense burden that you are undertaking with this.

13 Is the project of value? I think it is.  
14 But after hearing everything, I'm coming up with two  
15 conclusions.

16 One is there is a lot -- there are a lot of  
17 unknowns that could really play into this whole thing.  
18 The developer tells you one thing, and five years later  
19 something else mitigates them doing it, and you have to  
20 modify. And then you end up what you didn't want.

21 The other thing is it looks like a great  
22 development, but maybe it's in the wrong spot. And I  
23 really think that, that you're trying to stick an apple  
24 in a bunch of oranges.

25 I do appreciate -- one of the things I

1 thought of is, Jeez, what if I live there and I've got  
2 the -- I look at Top Golf and the lights, you know, as  
3 you come down the freeway. What if you're by that  
4 driving range? What is the, you know, light pollution  
5 going to be for you?

6 I was joking around. Maybe I would like  
7 four of those little, small homes. And you know what?  
8 I'm going to put them out on VRBO. Now I'm sure  
9 they've thought about that. But I was in a condo  
10 development over in Sparks, and it was really tough to  
11 stop somebody from saying, "Well, you know what? I  
12 have a hardship. I need to rent this out."

13 So is this going to be a development where  
14 a lot of the property turns into rental property?

15 And the gentleman, I think, stated what I  
16 was also thinking of, where do you stay? You're not  
17 going to attract somebody from Arizona or California or  
18 something to come here and golf. I just -- I really  
19 don't see that. I don't see that we have a destination  
20 yet for that here.

21 So there are a lot of pieces to this that's  
22 making me, even though I live down here, feel really  
23 uncomfortable about what's being proposed up there. So  
24 just please consider it all. You're very smart people.  
25 I know you love Star every much as I do, and I've only

1 been here 18 months. This is why I moved here.

2 And I just hope that you go forward and  
3 have the wisdom to make the right decision.

4 Thank you.

5 MAYOR CHADWICK: Okay. Thank you.

6 Okay. Ms. Kim, state your name and address  
7 for the record, please.

8 KIM YANECKO: It's a tough last name. It was  
9 hard for me to marry into.

10 MAYOR CHADWICK: Hang on one second.

11 Then, Mr. Niles Nordquist, if you'd come up  
12 here.

13 And, Mr. Doug Stewart, if you could come up  
14 here, too, and sit down, that would be awesome. Thank  
15 you.

16 Okay. Go ahead, ma'am.

17 KIM YANECKO: My name is Kim Yanecko,  
18 13038 Skyview Street in Nampa.

19 My husband is 30-year L.A. County sheriff.  
20 I think behind me is probably a whole lot of people  
21 that moved here from the C word, but that doesn't make  
22 us bad people. And I think actually there are a lot of  
23 us who don't want to see Idaho changing like it's  
24 changing.

25 What I'm seeing here tonight is a lack of

1 infrastructure or missing infrastructure before this  
2 development goes forward. So I'm going to talk about  
3 police -- policing.

4           How many sworn officers currently are on  
5 staff in Star? 11. Ada County -- I could be wrong,  
6 but I believe 11, because I looked it up today. Ada  
7 County Sheriff is contracted for law enforcement for  
8 services in Star.

9           The police national average says 2.4 sworn  
10 officers per 1,000 residents. The current population  
11 of Star is 12,912, according to the 2021 census, or  
12 whatever the stats were that I got today on the  
13 Internet. That would mean that there should be 31  
14 officers that represent Star. And so you're already  
15 down 20 officers.

16           What will that -- what would the population  
17 be when the already-approved homes in Star are built?  
18 National average per -- for residency is 3.15 persons  
19 per household. So to bring staffing just to current,  
20 not including the homes that have already been  
21 approved. Retention equals pay, because we all know  
22 it's hard to keep cops here, right, because there's  
23 better pay elsewhere. Unfortunately, Idaho is lacking  
24 in salaries and benefits.

25           So the current salary for a three to

1 five-year experience plus benefits, do we know?  
2 Average is 68,000 in Ada County, not including  
3 benefits. So times the 20 staff that you're under,  
4 that's 1.6 -- or \$1.36 million. One-time impact fees  
5 by this developer result in taxpayers absorbing the  
6 needed infrastructure to have proper policing.

7 So people that move here expect that we are  
8 going to be covered properly for safety. And I believe  
9 that's lacking all over this state.

10 So Willowbrook alone requires an additional  
11 seven officers, 500,000 on top of the current deficit  
12 and staffing, and an adjustment for already approved  
13 growth, which I believe you guys haven't already  
14 accounted for.

15 So who will police the community park that  
16 they're trying to install and the -- the golf course  
17 that they're talking about? That has to be covered.  
18 Kids will come up there. That's just the way kids are.  
19 I know. I was one of them. Don't tell my husband.

20 Policing budget is based on Ada County  
21 salaries. You have no control over those salaries, but  
22 you're contracting them to do the work for you. How  
23 many additional hired already, approved development in  
24 Star, how many of those have been already hired for the  
25 homes that you've already approved?

1                   These cops are here. They're doing their  
2 job. And they're risking their lives every single day.  
3 And it's not -- you guys are not protecting them, and  
4 you're not protecting your citizens.

5                   So real quick, all these people are here in  
6 opposition. And the fact you have 800 people  
7 signing --

8                   MAYOR CHADWICK: Time is up. Time is up, ma'am.

9                   KIM YANECKO: -- I think gives you the clue that  
10 this is probably not the time or place for this  
11 development.

12                   Thank you very much.

13                   MAYOR CHADWICK: So I -- I'm going to invite you  
14 after the hearing's over to call me and talk to me  
15 about the policing, because we're very on top of the  
16 policing in the City of Star. So I would encourage you  
17 after June 20th when this is all done, contact me, and  
18 I'll give you a whole bunch of information on policing  
19 in Star, because I'm passionate about that.

20                   Okay. Gordon, are you here?

21                   UNIDENTIFIED SPEAKER: He's right here.

22                   MAYOR CHADWICK: There you are, sir. The floor  
23 is yours.

24                   And we have Mr. Niles and Mr. Doug Stewart,  
25 are you up here Mr. Doug?



1                   Okay. Go ahead, sir.

2                   GORDON SONNE: Mr. Mayor, Council, Ladies and  
3                   Gentlemen, my name is Gordon Sonne. I live at  
4                   12670 West Deep Canyon Drive, Star, Idaho.

5                   All the folks that spoke before me tonight  
6                   have covered 99 and 9 percent of the issues that we are  
7                   facing right now. What I would ask you -- I'm going to  
8                   get right to it.

9                   Don't go along with this annexation and  
10                  this R-2 zoning issue. And I'll tell you why, among  
11                  others. Too many unknowns, too many promises, and  
12                  quite frankly, I don't believe will ever be carried  
13                  out.

14                  We -- this is about the fourth time we've  
15                  seen this movie, and it's always the same thing.  
16                  Things change, change, change, change, and it's always  
17                  the same thing. Trust us now, annex us in, give us the  
18                  zoning, and we'll take care of it at a later date.  
19                  There's too many unknowns. All the roads, all the lack  
20                  of infrastructure, schools, everything. There's just  
21                  not enough of it in place right now.

22                  If Willowbrook wants to build up here, let  
23                  them do all the infrastructure. Let them build all the  
24                  roads. Let them do everything they want to do, then  
25                  let them put in the golf course, and then see what goes

1 from there. I don't think it will happen.

2 And I'll tell you something else. It may  
3 not be accurate, but it was as of several months ago.  
4 I had a meeting with BLM, and at that particular point  
5 in time they didn't know anything about having a road  
6 out through the BLM. They didn't know anything about  
7 it. So I'm just saying, maybe things have changed in  
8 the last couple of months, but I don't think so.

9 Lastly, because I live in Hillsdale, I'm  
10 not in favor of this. I realize the owner, this guy  
11 Phillips, has a right to build on his property. I  
12 don't deny him that. But what I will say is that think  
13 about the residents of Star and what this is going to  
14 do to them, along with the other how many, 7700 more  
15 homes that are being built, and all the traffic that  
16 that's going to introduce into Star. Star is nothing  
17 but a parking lot now. How much worse can it get  
18 before you can't even back out of your driveway?

19 And then, Mr. Mayor, I'm going to ask you  
20 to recall a meeting that I came to, Niles came to, and  
21 Scott from Hillsdale came to, and among the  
22 conversations we had I asked you not once, but twice,  
23 "Can the City Council make Willowbrook adhere to the  
24 present day Comp Plan?"

25 You said not once, but twice, "We may." In

1 other words, you can, but you didn't say that you  
2 wouldn't. And I'm going to -- I took you at your word  
3 at that, that you may, the City Council may require  
4 Willowbrook to adhere to that -- to the new Comp Plan.  
5 I would ask that you do that.

6 But first of all, until all these issues  
7 are cleaned up and there's more than just promises and  
8 "Trust me, I'll do this later on," make sure that all  
9 this is infrastructure. If you go ahead and annex them  
10 in that this infrastructure has taken place.

11 If they want to -- if they want to build up  
12 there, let them stay in the county. The question is,  
13 why wouldn't they? Because there's no money in it if  
14 they have to stick to 1 acre per parcel.

15 MAYOR CHADWICK: Okay.

16 GORDON SONNE: And I don't know about a golf  
17 course.

18 MAYOR CHADWICK: All right. Thank you, sir.

19 GORDON SONNE: Thank you.

20 MAYOR CHADWICK: Okay. Let's see. We got  
21 Mr. Niles.

22 NILES NORDQUIST: Good evening.

23 MAYOR CHADWICK: Just real quick, is Doug  
24 Stewart here?

25 Okay.

1 NILES NORDQUIST: Yeah. Mayor, Councilmen,  
2 Councilpeople, Niles Nordquist, 4652 North Echo Summit  
3 Place, Star.

4 You've heard a variety of different  
5 criticisms of what's been proposed here. I would like  
6 to just focus on one aspect of it. And I think it's  
7 primary to everything you're considering.

8 Right now you have a golf course that's  
9 taking up one-quarter of the total site that you're  
10 considering. It's taking up one-third of all the  
11 developable land you're considering. And yet that  
12 seems to have no influence on the number of homes  
13 they're asking for.

14 The reality is this is a commercial  
15 business. It's no different than an office park or any  
16 kind of other commercial development. It is not  
17 designated for residential development, period. It's  
18 not available for it.

19 You've heard the stories about what happens  
20 when a golf course goes down. If this whole thing  
21 builds out and you have 1,094 homes here and the golf  
22 course goes down, don't you think that developer is  
23 going to come back in and say "Hey, I got R-2 zoning,  
24 and I got 175 acres"?

25 What will the -- probably not -- you might

1 not be sitting in this Council at that time. But what  
2 would that do to the traffic up there?

3 So I urge you to have a complete  
4 reconsideration for how many homes are here, be it R-2  
5 or R-1, as your Comprehensive Plan has. And you have  
6 the prerogative to ask for that R-1. You have a reason  
7 why R-1 is in your current Comprehensive Plan. And  
8 there's very good reasons. There's reasons why things  
9 changed. Stick with what you have.

10 Thank you very much.

11 MAYOR CHADWICK: Thank you.

12 Okay. So we have David Welch is up, Russ  
13 and Dorothy --

14 UNIDENTIFIED SPEAKER: Smerz.

15 MAYOR CHADWICK: -- Smerz. Okay. Russ and  
16 Dorothy Smerz, if you'd come up here. And then Michael  
17 Flanagan, please come up here as well.

18 DAVID WELCH: Good evening.

19 MAYOR CHADWICK: Mr. David Welch?

20 DAVID WELCH: Yep. I'm David Welch.

21 MAYOR CHADWICK: Okay.

22 DAVID WELCH: Good evening, Honorable Mayor,  
23 Members of the City Council. For the record, David  
24 Welch. I live at 4635 North High Prairie Place here in  
25 Star, Idaho.

1 I am a Hillsdale Estate resident. I  
2 actually don't really oppose the golf course. I did  
3 write a previous letter on April 23rd that was  
4 submitted with your Council packet. I hope you all had  
5 a chance to look at that, but briefly I'll provide some  
6 updates on that.

7 My main concern really with this project is  
8 that you're building a bunch of small houses  
9 kitty-corner to my back yard, right where I live, on  
10 Lanktree Gulch Road. I won't be able to see the golf  
11 course. And it's not compatible with what's out there  
12 already.

13 You've heard already tonight R-1. Well,  
14 guess what? Your current Comprehensive Plan,  
15 low-density residential, that's R-1, one lot per acre.  
16 That's what we all want here. That's what we're  
17 looking for.

18 But, you know, this project here, there's  
19 traffic impacts. I mean ACHD has basically said, hey,  
20 Lanktree Gulch Road will never be a collector. There's  
21 no mitigation for that, other than to redesign the  
22 project or reduce the density. That's what we're after  
23 here. Reduce the density. We all want R-1. That's  
24 what we want. And that's why I recommend that you  
25 reject this proposal as currently planned.

1                   However, if you're going to sell us  
2                   Hillsdale Estates residents out, please, I beg you, do  
3                   me a favor, at least take -- where all those patios are  
4                   going to be right across from my view of the back yard,  
5                   at least make them minimum half-acre lots. At least  
6                   that would be consistent with staff's recommendation  
7                   for this project.

8                   And I don't have a pointer up there, but  
9                   you can see all those homes in between High Prairie  
10                  Place and Ptarmigan Road are all patio homes there.  
11                  They're tiny. They're not compatible with the  
12                  surrounding uses there. So please, increase those to  
13                  larger lot sizes, and this might be more tolerable for  
14                  us.

15                  But that's the reasons why I disagree with  
16                  this project, and I respectfully request that, you  
17                  know, Council take a look at planning to the current  
18                  Comprehensive Plan, which you approved last year.

19                  Thank you for your consideration, and  
20                  please do us proud. Make us proud Star citizens here.  
21                  Thank you very much.

22                  MAYOR CHADWICK: Thank you.

23                  Mr. Russ.

24                  Is Michael Flanagan here?

25                  Oh, you're right there in the front. Okay.

1 Russ, you've got the floor, sir.

2 And then is Ms. Dorothy going to speak, or  
3 just you?

4 RUSS SMERZ: Dorothy is not going to speak. She  
5 sent me up here.

6 MAYOR CHADWICK: She sent you up here. Perfect.

7 Okay. And then we have Randy Biddle,  
8 please come up here as well, if you're here.

9 Okay. Go ahead, sir.

10 RUSS SMERZ: Okay. My name -- my name is Russ  
11 Smerz. I live at 4498 North High Prairie Place.

12 MAYOR CHADWICK: And will you do me a favor and  
13 spell your last name for the clerk.

14 RUSS SMERZ: S-m-e-r-z.

15 MAYOR CHADWICK: Thank you.

16 RUSS SMERZ: It's like Smurf, but Smerz.

17 MAYOR CHADWICK: Smerz.

18 RUSS SMERZ: And I'd just like to make a point  
19 of clarification for the audience here.

20 MAYOR CHADWICK: But you've got to talk to the  
21 phone.

22 RUSS SMERZ: I --

23 MAYOR CHADWICK: You can't speak to them.  
24 You've got to speak to the Council, and they'll hear  
25 you.



1           RUSS SMERZ: Okay. If you'll look at that map  
2 up there, all that green property is not Hillsdale  
3 Estates. That surrounds Hillsdale Estates.

4                       So correct me if I'm wrong on this, you are  
5 not asking to annex Hillsdale Estates into the City of  
6 Star?

7           MAYOR CHADWICK: Correct. The current  
8 application does not annex in the current Hillsdale  
9 Estate folks.

10           RUSS SMERZ: Okay. Well, I just want to make  
11 sure everybody understands that, because I think most  
12 of the people here are from Hillsdale Estates.

13                       A couple of quick comments. This has been  
14 going on for years. Several years ago Willowbrook got  
15 the support of Hillsdale Estates because they agreed in  
16 a Development Agreement to do matching lots to current  
17 lots, 1 acre to 1 acre, 2 acres to 2 acres, whatever.

18                       Well, that's changed. And now it's  
19 half-acre lots to existing lots. Not what we want.

20                       The first exception that Willowbrook asked  
21 for in their list up there was to change it from half  
22 acre to whatever was necessary in order for this  
23 project to make -- make money for them, I would assume.

24                       So what we want to make sure is that if  
25 we're going to go and get the support of Hillsdale

1 Estates, we want matching properties.

2 Secondly, and they sort of blew by this  
3 one. Not many people, I don't think, are familiar with  
4 the Pathways Project. Pathways Project, folks, is a  
5 group of citizens in Ada County -- and again, you could  
6 correct me on this if I'm wrong -- who are developing a  
7 pathway, similar to the Greenbelt, as a matter of fact,  
8 it will attach to the Greenbelt, through Hillsdale  
9 Estates. And that could go right through or by your  
10 back yard.

11 And we're talking about whatever number of  
12 people, dogs, whatever, going right alongside your  
13 property that are not affiliated with Hillsdale  
14 Estates.

15 So that's really all I -- I have. I want  
16 these folks to be aware what Pathways Project is  
17 because it is going to impact us. And to my knowledge,  
18 very few of the citizens here from Hillsdale are aware  
19 of it.

20 So I urge you not to vote yes on this  
21 project --

22 MAYOR CHADWICK: Okay.

23 RUSS SMERZ: -- until we get clarification.

24 Thank you.

25 MAYOR CHADWICK: Thanks, Mr. Russ.

1 COUNCILWOMAN SALMONSEN: Sorry. One question.

2 MAYOR CHADWICK: Oh, okay.

3 Mr. Russ, Ms. Jennifer has a question for  
4 you.

5 COUNCILWOMAN SALMONSEN: So Pathways to Project,  
6 is that what you called it?

7 RUSS SMERZ: Yes.

8 COUNCILWOMAN SALMONSEN: And where would one  
9 find information about this?

10 RUSS SMERZ: The way I found out about it is  
11 going to a City Council meeting.

12 MAYOR CHADWICK: So this is -- you're talking  
13 about our Parks and Pathways Committee that -- or I'm  
14 sorry, Transportation and Pathways Committee creating  
15 our master pathway plan from the City.

16 COUNCILWOMAN SALMONSEN: Oh.

17 MAYOR CHADWICK: Not some other project.

18 RUSS SMERZ: Well, doesn't it do all of western  
19 Ada County?

20 MAYOR CHADWICK: No.

21 RUSS SMERZ: Is it just Star?

22 MAYOR CHADWICK: It's just Star, yes.

23 RUSS SMERZ: Okay. Well, we need to know what  
24 that is.

25 MAYOR CHADWICK: Yep.

1 COUNCILWOMAN SALMONSEN: Okay. So --

2 RUSS SMERZ: And in the presentation, their  
3 presentation, it was unclear it was just something else  
4 in addition to COMPASS, which I think most people are  
5 familiar with. COMPASS is --

6 MAYOR CHADWICK: It's a regional planning --  
7 transportation planning agency, yes.

8 RUSS SMERZ: Right, which are going to put all  
9 of us on bicycles.

10 MAYOR CHADWICK: So this doesn't run -- our  
11 stuff doesn't run through COMPASS on the Pathways.

12 RUSS SMERZ: I'm sorry?

13 MAYOR CHADWICK: Our stuff doesn't run through  
14 COMPASS on the Pathways, just so you're aware.

15 RUSS SMERZ: Well, Pathways definitely.

16 MAYOR CHADWICK: Not on the Pathways, it  
17 doesn't.

18 RUSS SMERZ: Okay, good.

19 MAYOR CHADWICK: Just so you know.

20 RUSS SMERZ: Good answer.

21 MAYOR CHADWICK: Okay. All right.

22 RUSS SMERZ: Thank you.

23 MAYOR CHADWICK: You're welcome.

24 COUNCILWOMAN SALMONSEN: So, Mayor Chadwick, I  
25 would add, for anyone in the audience, if you're

1 interested, I believe you're referencing the City of  
2 Star Transportation and Pathway Committee. And we do  
3 have a Master Pathway map.

4 And so if you're interested in viewing  
5 that, you can go to the City of Star website and look  
6 at the -- and view the map. So I will just put that  
7 info out there.

8 MAYOR CHADWICK: Yeah.

9 RUSS SMERZ: Thank you.

10 COUNCILWOMAN SALMONSEN: Thank you.

11 MAYOR CHADWICK: Okay. Thanks, Russ.

12 Okay. We've got Mr. Michael Flanagan. And  
13 we have Randy, Kelsey Roy -- Royball and Scott Emerich  
14 down here in the hole.

15 MICHAEL FLANAGAN: My name is Michael Flanagan.  
16 And I'm at 12076 West Deep Canyon Drive in Star in this  
17 part of Hillsdale.

18 I object to Willowbrook's development plan  
19 as proposed. Allowing a mixed-use development in this  
20 residential area would be a mistake that would have  
21 long-term negative consequences for the residents of  
22 Star.

23 The subject area is nowhere near contiguous  
24 to any current mixed-use parcels in the city of Star.  
25 Allowing a mixed-use rezone would establish a precedent

1 in the City of Star, and would likely open the  
2 floodgates for additional developers to request  
3 mixed-use rezones in Star's areas of City's impact  
4 lands.

5 Star's Comprehensive Plan states that the  
6 commercial ventures ought to be near major  
7 transportation corridors and other commercial areas. A  
8 bar, a restaurant, and other commercial enterprises  
9 miles from downtown Star and State Highway 44 is  
10 contrary to the precepts of Star's Comprehensive Plan.

11 The Star City Council recent zoning changes  
12 specified that the Willowbrook property should be  
13 developed with a single residential house per acre. It  
14 did not envision commercial ventures like those  
15 proposed. The Comprehensive Plan does not envision  
16 another sea of roofs in these beautiful foothills.

17 Willowbrook's development proposal is akin  
18 to the Kevin Costner movie Field of Dreams, "Build it  
19 and they will come." The "it" is the golf course.

20 In one of the earlier public information  
21 meetings, Nate Mitchell, Willowbrook's spokesperson,  
22 stated that the golf course was a breakeven affair. He  
23 said they would spend \$20 million developing this  
24 course.

25 It's obvious that this breakeven venture is

1 merely to attract people to purchase homes in a  
2 proposed Willowbrook Development and fill the coffers  
3 of the other planned commercial enterprises. Doubtless  
4 many of the future owners of the patio homes  
5 surrounding the golf course will not be full-time  
6 residents, rather the owners will be renting out these  
7 patio homes on a nightly/weekly basis in order to fray  
8 the cost of acquisition and maintenance.

9           In fact, these patio homes will likely be  
10 investment properties for many owners, who expect to  
11 gain positive cash flow from the rental of these units  
12 and subsequent appreciation.

13           Is Willowbrook Development asking the  
14 surrounding full-time property owners to endure ruckus  
15 parties on the weekends where Treasure Valley high  
16 schoolers, college students, young adults party it up  
17 into the wee hours of the morning? This is not what  
18 should happen in an R-zoned neighborhood.

19           I imagine if Willowbrook Development  
20 understood that these patio homes would not be  
21 permitted, they would not invest the money to build a  
22 golf course. Star City Council is not in the business  
23 of enabling business models. Clearly this proposal is  
24 a complex business model which requires all elements of  
25 what they propose to be approved in order for them to

1 undertake this grand plan, starting with the golf  
2 course.

3 Let this foothill area of Star be an  
4 example of a premier Treasure Valley residential  
5 neighborhood, not a Disneyland in the foothills of  
6 Southwestern Idaho. The Treasure Valley is not like  
7 Detroit, Michigan, where cities needed to incentivize  
8 development. I see no reason why there should be any  
9 deviations from the Comprehensive Plan as requested by  
10 Willowbrook Development.

11 I feel it behooves the City of Star to  
12 respond and address the varying issues raised by the  
13 letter submitted by Elam & Burke, attorneys at law.  
14 The City of Star, Ada County, and the State of Idaho is  
15 a documented public process that must be followed.

16 MAYOR CHADWICK: Mr. Michael, your time's up.  
17 Your three minutes is up.

18 MICHAEL FLANAGAN: Thank you very much.

19 MAYOR CHADWICK: Appreciate it. Thank you.

20 So we got Mr. Randy. Then we have Cash,  
21 are you here still? You're on -- on -- down here in  
22 the hole, sir.

23 RANDY BIDDLE: Mr. Mayor, Members of the City  
24 Council, thank you for the opportunity to come before  
25 you.



1 I have no prepared remarks this evening.  
2 And I want to commend all of the speakers who preceded  
3 me for their research, their articulate present- --

4 MAYOR CHADWICK: Oh, I'm sorry. State your name  
5 and address -- it's been a long night already. State  
6 your name and address for the record.

7 RANDY BIDDLE: Randy Biddle, B-i-d-d-l-e. My  
8 wife and I live at 10623 West Wild Iris in Star.

9 MAYOR CHADWICK: Okay.

10 RANDY BIDDLE: Just a few blocks from here.

11 Once again, I'd like to commend those who  
12 spoke before me for their research, for their  
13 thoroughness, for their passion, and for their  
14 articulation in opposition of this patently absurd  
15 project. And I want to enjoin my voice with theirs in  
16 serious opposition to this being approved.

17 On the one hand, I'm amazed that it made it  
18 this far in your deliberations. But on the other hand,  
19 based on what my wife and I have experienced as nearly  
20 six-year residents of Star, I'm not surprised at all.

21 Out of respect for the gentleman who  
22 preceded me, sort of stole my thunder that this concept  
23 of the golf course as a Field of Dreams project, I  
24 think that's an apt metaphor. I try to put myself in  
25 the position not being a golfer, if I were a golfer,

1 would this be a destination for me? And I think the  
2 answer is obvious. Of course it wouldn't be.

3           There are no other amenities. There are no  
4 high-end restaurants. There's no high-end shopping  
5 district. There are no hotels. There's no place to  
6 stay. There's no place to park. And to get here, I  
7 have to wrangle my way through all the traffic issues  
8 that this golf course has inflicted on the people who  
9 already live here. So I think it's terribly  
10 ill-advised.

11           And I would echo my friend Niles Nordquist,  
12 who's been up here I think almost 14 years, I think  
13 there's a very high likelihood that this golf course  
14 will fail for the reasons I just mentioned.

15           People might come here once. But are they  
16 going to come here a second time to play golf? They  
17 got lots of other better choices for all the reasons I  
18 listed.

19           So I think it's likely to fall into disuse,  
20 which means the maintenance will degrade, and it will  
21 be abandoned. And as has been stated earlier, having  
22 the benefit of the -- what is it? -- R-2 designation,  
23 the developer owns the property, they can come back and  
24 pepper it, carpet bomb it with as many houses as they  
25 want to under that new R-2 ruling.

1           The last thing I'd like to say is that not  
2 much has been said by those of us who live south of  
3 Floating Feather. And we will bear the burden that  
4 being downstream metaphorically of a bad idea, that we  
5 will bear that burden. And I would hate to see that  
6 for the community.

7           Star is poorly planned. It's poorly  
8 executed. And we need people who can do a better job.

9           Thank you.

10          MAYOR CHADWICK: Okay. Let's see. Ms. Kelsey.

11          UNIDENTIFIED SPEAKER: [Unintelligible.]

12          MAYOR CHADWICK: Everything's been said? Okay.

13          UNIDENTIFIED SPEAKER: [Unintelligible.]

14          MAYOR CHADWICK: Royball, it's going to be on  
15 this list right here.

16                 Okay. Scott Emerich, is he still here?

17                 Surprising.

18                 Okay. Cash or John. State your name and  
19 address.

20          JOHN PICKENS: My name is John Pickens. My  
21 address is 10200 West Scenic View Lane.

22                 Mr. Mayor, City Councilmembers, thank you  
23 for the time.

24                 I own the property that Willowbrook wants  
25 to cut through to make Star -- or Wing Road a

1 connector. So mine is a tale of bait and switch,  
2 which, I know, it's a shocker. Most developers never  
3 do that.

4 But -- so Mr. Phillips purchased the  
5 5 acres behind me and has an easement up my driveway,  
6 which is great, to access his property. And I was told  
7 it was just by him himself that, "Oh, we're just going  
8 to -- I just need it in case we need to put water and  
9 sewer up there." Not a connector road that has, oh,  
10 let's just be conservative and say 8,000 cars a day,  
11 40 feet from my front door. So you can understand  
12 sometimes why I don't sleep at night when I think of  
13 that.

14 And, you know, the rest everyone says it so  
15 well. The traffic is crazy, and that's just what we  
16 need more of.

17 Anyways, thank you for your time.

18 MAYOR CHADWICK: Okay. Thank you.

19 Do we have Bob Lenigan?

20 You're up next.

21 We have Christine Welch, and then Ron  
22 Stout, if you could come up here to these seats,  
23 please.

24 UNIDENTIFIED SPEAKER: [Unintelligible.]

25 MAYOR CHADWICK: Yes, you're up, sir. Yeah,

1 absolutely. Okay. Hang on a second. You got to come  
2 to the microphone for us. State your name and address  
3 for the record and then --

4 BOB LENIGAN: Bob Lenigan, 10605 West Deep  
5 Canyon Drive. Twinkle, twinkle.

6 MAYOR CHADWICK: Okay. Go ahead.

7 BOB LENIGAN: Okay. I'm 100 percent opposed to  
8 this proposal. Number one, it's an open contract. And  
9 if there's anything that you guys should know, it's  
10 business. And there's nothing in there that makes them  
11 do anything. Nothing. You're insulting us.

12 I'm an old businessman. I had -- I did  
13 pretty well. I retired at 52. And I did capital  
14 equipment. You guys are just -- you -- you people are  
15 all like Californians. High density, love that high  
16 density, no respect for what we had.

17 This is an open contract. I remember when  
18 I came here over 20 years ago there was a little sales  
19 office down the road here. And in there there was the  
20 plat. And the plat said that there was going to be 5  
21 and 10-acre for the rest of the material -- the rest of  
22 the project.

23 You guys are -- you go look at history,  
24 because what you guys are doing is wrong, damn wrong.  
25 And I came out here from Connecticut. And I had high

1 density. And I came out here to enjoy the countryside.  
2 And then you guys come in here with your California  
3 attitudes, and it stinks.

4 I'm sorry, but I'm -- I'm an old fart, and  
5 I'm just damn sick and tired of this type of bullshit.  
6 Excuse my French. We don't need it. We don't need any  
7 of this.

8 And if you annex Hillsdale, think of how  
9 many people are here. And they'll be thinking of you.

10 That's it.

11 MAYOR CHADWICK: Thank you. All right. Guys,  
12 like I said, civility.

13 Okay. We have Ms. Christine.

14 CHRISTINE WELCH: Good evening. I'm Christine  
15 Welch. Address is 4635 North High Prairie Place.

16 And Honorable Mayor and Councilpeople,  
17 thank you for letting me be here to speak tonight.

18 I went to the trouble of making signs for  
19 the protest. It was going to be a mostly peaceful and  
20 slightly fiery protest. And my favorite one is back in  
21 the corner. It says, "Please don't Californicate  
22 Star."

23 So on that line, I just wanted to hold up  
24 this sign, which says, "Hold the Vision, Trust the  
25 Process." This is from Star's own, you know, City

1 page. So hold the vision, trust the process.

2           When I look at the Willowbrook Master Plan,  
3 I don't see a process. I see greed. It's the greed of  
4 a developer. And I understand it's a business and  
5 things have to pencil, but does he have to be so  
6 greedy?

7           I just don't see that this development fits  
8 with our neighborhood. Again, it's putting apples --  
9 it's surrounded -- we're surrounded with a totally  
10 different neighborhood than what they want to include  
11 now. And all of the issues, every single issue would  
12 go away if they just zoned it as R-1. It's like R-1 is  
13 the magic number.

14           So I realize that the developer can by  
15 right build, and I realize that you're all favorable to  
16 the development because tax reasons. I understand how  
17 the world works, and I understand that oligarchy is a  
18 thing.

19           But it would be nice to have the voice of  
20 the people heard. And the people are saying please, do  
21 not approve this in its current form because it just  
22 doesn't fit and it -- the density does not work.

23           So thank you for your time.

24           MAYOR CHADWICK: Okay. Ron Stout.

25           And then we have, let's see, Steven, is it

1 Prichlin? Lives on Echo Summit.

2 STEVEN PACKARD: It's Packard.

3 MAYOR CHADWICK: Okay. You're down here, sir.

4 And then Pam Slendorn. You're over here as  
5 well.

6 All right, sir. Please state your name and  
7 address for the record.

8 RONALD STOUT: Ronald Stout, 6227 Purple Sage  
9 Road.

10 And to the gentleman who didn't like  
11 California ideas, I'm from California also, and I'm  
12 against this project. We live on Purple Sage, and in  
13 the last year three homes sold across the house -- or  
14 the road from us, and they sold for 1.1 and  
15 1.6 million. And widening that road and taking part of  
16 our property will have an impact on us. And who will  
17 compensate for the decrease in property values?

18 And I come a little bit experienced with  
19 that. We come from California. I had a beautiful  
20 walnut ranch right on the Kings River. Jerry Brown's  
21 high-speed train came through. It was projected to  
22 start in 2012. Supposed to be up and running. They  
23 don't even have the middle third done yet. We fought  
24 them for four years. They only wanted to pay for the  
25 7 acres that ran through our property.



1           They bought the whole farm. And we got an  
2 attorney out of our law firm who is excellent out of  
3 Las Vegas, eminent domain, and they paid for  
4 everything. The train came a quarter of a mile from  
5 our house, noise from the train, the vibration in the  
6 ground, they compensated everything.

7           Who's responsible for the fees if there's  
8 litigation? Is it going to be the taxpayers or the  
9 City of Star to defend the Council's decision, or will  
10 it be the developer who's trying to widen these roads  
11 to five lanes?

12           I see that they're paying the City impact  
13 fees for fire and sewer and police, but there's no  
14 compensation to the property owners for the impact on  
15 their lives.

16           That's all I have to say. And I'll be glad  
17 to talk to anyone about my experience with eminent  
18 domain.

19           MAYOR CHADWICK: Okay. Thank you.

20           Mr. Steven. Please, when you -- spell your  
21 last name, too, when you're up here, sir.

22           STEVEN PACKARD: Steven Packard, P-a-c-k-a-r-d.

23           MAYOR CHADWICK: Well, that's easy to say. I  
24 just couldn't read it.

25           STEVEN PACKARD: Thank you, Mayor and Council.

1 I live on 6052 North Echo Summit Lane.

2 I've listened to all the testimony. I --  
3 I'm an Idaho native, born and raised. That's not a big  
4 issue with me. We're all neighbors, and I love my  
5 neighbors up there. I don't know if anybody's really  
6 looked at this.

7 So my question is, I live there. My  
8 question would be to the Council: Have you drove up  
9 Deep Canyon Lane? Any of you, have you drove up there?  
10 It's beautiful, but it's a windy road. If you look at  
11 this, there's not a straight road up there. And it's  
12 bordered by BLM land.

13 And 16, our neighbors to the north in  
14 Emmett, it's increasing traffic. And I can't even  
15 imagine 1200 more cars coming down Deep Canyon Lane to  
16 get on 16. It will be backed up to my house. But it's  
17 a wonderful idea. I'm just saying that it should stay  
18 with R-1. There's -- it's just not a grid. It just  
19 doesn't fit.

20 Thank you.

21 MAYOR CHADWICK: All right. Thank you. Thank  
22 you.

23 Is this still on? Can you guys still hear  
24 me? Okay.

25 All right. Ms. Pam. And then hang on one

1 sec here.

2 Mr. Dave Blanchat.

3 DAVE BLANCHAT: Everything's been said already.

4 MAYOR CHADWICK: Okay. Thank you.

5 PAM SLENDORN: Before you start my time, I  
6 wanted to --

7 MAYOR CHADWICK: Well, we're not starting your  
8 time yet.

9 PAM SLENDORN: Oh.

10 MAYOR CHADWICK: So hang on one sec here. They  
11 shouldn't start your time yet.

12 PAM SLENDORN: No, not yet.

13 MAYOR CHADWICK: Okay. And then, Kenneth  
14 Richardson, come up here, please. And then Kathleen  
15 Northrop.

16 Okay. Go ahead, ma'am. State your name  
17 and address for the record.

18 PAM SLENDORN: Well, I just want to say that I'm  
19 pointing out those where all the houses want to be  
20 built, like --

21 MAYOR CHADWICK: You got to state your name and  
22 address first for the record.

23 PAM SLENDORN: Pam Slendorn, 5089 North Golden  
24 View Court, of course Star, or I wouldn't be here.

25 MAYOR CHADWICK: Okay.

1 PAM SLENDORN: Okay. So the Idaho code. The  
2 Idaho statute code regarding the property rights  
3 component requires an analysis of provisions which must  
4 be necessary to ensure that land-use politics,  
5 policies, restrictions, conditions, and fees do not  
6 violate private property rights, adversely impact  
7 property values, or create unnecessary technical  
8 limitations on the use of property and analysis, as  
9 prescribed under the Declarations of Purpose in  
10 Chapter 80, Title 67, Idaho Code.

11 Background analysis: Private property  
12 rights encompass not only the right to develop, invest,  
13 achieve, and profit from property, but also the right  
14 to hold and enjoy property. Property rights must  
15 balance the individual's desire to do whatever I want  
16 with my land with the respect for the property rights  
17 of neighboring owners. And that's your Idaho statute  
18 code.

19 This is the -- outside the golf course,  
20 this is the first where a proposed subdivision is  
21 completely coming in, taking over, and intertwining in  
22 another subdivision. Normally a sub would abut another  
23 sub on flat land, but this one completely affects all  
24 the roads and canyons and way of life for over 350-plus  
25 homes and natural habitat in the -- in the canyons, and

1 not only Star streets and the traffic.

2 Most of the areas where they want to put  
3 the homes are in deep canyons, some of which have never  
4 been walked on and are typically not flat development  
5 land. They are deep canyons, some in excess of  
6 25 percent. We have roads that are not very wide, are  
7 curvy, no sidewalks, no solid fences, and no  
8 streetlights, homes abutting the canyon with wildlife  
9 and natural habitat.

10 It is not conducive to the amount of homes  
11 they want to build within the existing subdivision.  
12 There also has been no study done on the impact of the  
13 roads within the existing subdivision. This also  
14 completely would devalue their property.

15 City's that still need to be done: Soil or  
16 engineering tests done in the canyons where the homes  
17 they want to build abutting the other homes are pretty  
18 steep, water drainage studies. We also have water  
19 drainage easements where they have proposed housing.

20 There has been no study done on the impact  
21 of the roads within the existing subdivision. So all  
22 those windy roads you see in and out and no sidewalks,  
23 there has been no study done on these roads for  
24 traffic. And you're talking -- we have within the two  
25 fingers there, there's only like not even 250 homes,

1 and then you want to put the other fingers, you want to  
2 put over -- what did we say? -- 1400 homes, and then  
3 you want to put them on all these little roads with no  
4 sidewalks, no streetlights, and people can't even ride  
5 their bikes now, and you want to put all that traffic  
6 in on there.

7 So I'm telling you this is not only  
8 dangerous to children and pedestrians, but the  
9 community.

10 Oh, dammit.

11 MAYOR CHADWICK: That's time.

12 PAM SLENDORN: Can I just conclude? Just my  
13 conclusion, just really quick.

14 MAYOR CHADWICK: No, that's okay. No. You get  
15 three minutes. But I would suggest that you just hand  
16 that over to the clerk --

17 PAM SLENDORN: I know. But let me just say --

18 MAYOR CHADWICK: -- so we can include it in the  
19 record.

20 PAM SLENDORN: -- if you don't approve --

21 MAYOR CHADWICK: No. Ma'am, ma'am, no. It's  
22 three minutes, and that's it. I'm sorry. So you could  
23 hand that to the clerk. Thank you.

24 Okay. Mr. Dave Blanchat. Oh, I'm sorry,  
25 you already told me that. I apologize.

1 Kenneth Richardson.

2 KENNETH RICHARDSON: Thank you, Mayor and  
3 Council.

4 Kenneth Richardson, 11370 West Lanktree  
5 Gulch Road.

6 If I owned the property, I'd want to  
7 develop it. I do love golf. A golf course will not  
8 work there. I'm flying to Ireland actually Monday to  
9 play golf. I come from California. I've seen golf  
10 courses just fail. Okay?

11 If this golf course was so great, there  
12 should have been a Harvard Business School study to  
13 prove how fantastic this resort area would be. And if  
14 you Google right now, you'll find six Tom Weiskopf's  
15 public golf courses, and most of them are in resort  
16 areas that offer skiing or some other type of  
17 entertainment.

18 So the driving range will be right abutting  
19 my 10 acres, along with the maintenance shed. Okay?  
20 I've been on a lot of golf courses. They put the  
21 maintenance shed and the driving range near the  
22 clubhouse, at a lower part of the clubhouse so that  
23 they can get food and everything else. So I don't even  
24 understand this design.

25 Number 18 or whatever I'm on, the traffic,

1 the studies, are just ridiculous, because you are in  
2 la-la land. I mean I would just advise you and your  
3 traffic people to go down and watch the rodeo and see  
4 what that traffic does on 16. That's what you need to  
5 go do --

6 MAYOR CHADWICK: Please.

7 KENNETH RICHARDSON: -- if you want to get a  
8 real study.

9 MAYOR CHADWICK: Hey, people online can't hear  
10 you speaking when you're clapping. Let him finish his  
11 comments, please.

12 KENNETH RICHARDSON: As far as the water goes, I  
13 just went down another hundred feet to hit water.  
14 Okay? So I was at 380. Now I'm at 480. Okay? So  
15 when you say your water study's not going to be an  
16 issue, there will be an issue. Okay?

17 And this is all preliminary. Once --  
18 once -- if you approve this, once you -- if you do,  
19 then the litigation's really going to start. Okay?  
20 Because that's when you're going to find out that  
21 you're not meeting code, you're overriding your  
22 decision and your legal obligations.

23 So I just -- you know, everybody that's  
24 done the work before that brought in all the legal  
25 documentation, I appreciate it. But if this gets



1 approved as is, that just is going to start. I'm  
2 all -- I'm all for R-1. If I owned it, I would develop  
3 it. I get it. You know, my constitutional right. You  
4 actually created my constitutional right to pursue my  
5 happiness. That's why I bought that house.

6 I have horses, I love to hunt, I love to  
7 fish, and I love golf. Right? So you created my  
8 pursuit under the constitution to pursue my happiness.  
9 Right? Now you get to pursue yours also, but keep it  
10 under R-1.

11 Thank you very much.

12 MAYOR CHADWICK: Thank you.

13 Okay. Ms. Kathleen Northrop.

14 UNIDENTIFIED SPEAKER: [Unintelligible.]

15 MAYOR CHADWICK: And then I also -- what?

16 UNIDENTIFIED SPEAKER: What was his name  
17 [unintelligible]?

18 MAYOR CHADWICK: Yeah.

19 KENNETH RICHARDSON: It was Kenneth Mark  
20 Richardson.

21 MAYOR CHADWICK: Yeah. Kenneth Richardson,  
22 11370 West Lanktree Gulch Road.

23 KENNETH RICHARDSON: Yes.

24 MAYOR CHADWICK: Okay. We got Ms. Kathleen and  
25 then we have -- is it Marci Miller? Are you still

1 here?

2 Okay. And then we have -- that was all the  
3 sign-ups.

4 All right, Ms. Kathleen. State your name  
5 and address, please, for the record.

6 KATHLEEN NORTHROP: Kathleen Northrop,  
7 11334 West Collina Vista Drive in Star.

8 MAYOR CHADWICK: Okay. Go ahead.

9 KATHLEEN NORTHROP: Thank you, sir.

10 Mr. Mayor and the Council, I wanted to  
11 bring up some present, current day things for  
12 consideration.

13 We live in Collina Vista, which is right  
14 off New Hope road, which is adjacent to Wing, Beacon  
15 Light, and just down the street from Can-Ada.

16 Current state, there are seven subdivisions  
17 that are started, not completed, broke ground on Beacon  
18 Light itself. There are two on New Hope. If you just  
19 do an average of 100, you're looking at 900 homes right  
20 there. That's already been approved. That's in  
21 progress that's going to be using those roads.

22 So that traffic impact is huge before  
23 taking on this project. And these roads, there was no  
24 timeline presented here. We have no status. So as the  
25 question -- first question out of the box would be the

1 roads to support this influx of traffic to support this  
2 project, when would those be developed? We don't even  
3 have enough right now from what we've got. How are we  
4 going to support that?

5 And the second thing I was going to bring  
6 up was with respect to fire. There's supposed to be a  
7 fire station going in at Plummer and Floating Feather.  
8 That has not even broken ground yet.

9 We experienced a construction fire up by  
10 Collina Vista. Response time was seven-and-a-half  
11 minutes. If you put in the hundred -- the 900 homes,  
12 the oncoming traffic, currently we don't have Brandon,  
13 but all of those traffic obstacles, and you don't have  
14 a fire station, which I'm guessing is probably going to  
15 be another 18 months to two years, you're probably  
16 looking at ten-minute response times, as opposed to the  
17 current seven-and-a-half minute response times.

18 So those are things' current state, if you  
19 could please take into consideration, because we're not  
20 in support of the project. We like the country  
21 atmosphere that we have here with our neighbors.

22 Thank you very much.

23 MAYOR CHADWICK: Okay. Thank you. All right.  
24 Marci Miller. She's not here. All right.

25 And we are done with the against. We have

1 a whole bunch of folks that will be part of the record  
2 with their names and addresses for Jacob later on  
3 there.

4 We're going to do a five-minute recess  
5 again for a facilities break before we head into the  
6 next group of letters -- I'm sorry, speakers. So at  
7 10:01, we'll recess until 10:01. It's 9:56.

8 (Recess. Video file silent from 2:54:03 to  
9 3:00:00.)

10 MAYOR CHADWICK: I just got to wait a second for  
11 Shawn to get up here.

12 Excuse me. It's 10:03, and we're going to  
13 resume the public hearing process. We're on to the  
14 neutral sheet here.

15 I do have Michael Keyes will be up, and  
16 then Chris Todd, and then a Peter Albinsen, I believe,  
17 then Steve Burton and Nita Metro. If you could all  
18 just come up here to the front. That's all we have  
19 left to testify. That would be fantastic.

20 Is Chris here or -- are you going to come  
21 up here to the front?

22 UNIDENTIFIED SPEAKER: [Unintelligible.]

23 MAYOR CHADWICK: I'm sorry?

24 UNIDENTIFIED SPEAKER: [Unintelligible.]

25 MAYOR CHADWICK: That was at the very beginning,

1 and there was nobody that signed up, correct.

2           Okay. All right. Mr. Michael, if you'd  
3 please state your name and address, please, for the  
4 record. And then Shawn will get the timer going.

5           MICHAEL KEYES: Honorable Mayor and Council, my  
6 name is Michael Keyes. I live at 338 South Long Bay  
7 Way. And unlike the vast majority of people you've  
8 heard tonight, I actually live in the city limits of  
9 Star.

10           Now, there can be no doubt that this area  
11 will eventually be developed. Star's future limits --  
12 Star's future city limits are well defined on three  
13 sides, and it's only logical that the City gains  
14 developmental control of the parcels related to this  
15 project to control Star's very destiny and ability to  
16 grow for decades to come.

17           But there's a giant something or other in  
18 the punch bowl here. The TIS and the ACHD staff report  
19 bring up many troubling issues that must have defined  
20 resolution before this project is approved in its  
21 current configuration.

22           Ironically, Mr. Phillips and Mr. Mitchell  
23 have both had a role in the decades-long history of  
24 defining our current inadequate transportation planning  
25 in that area.

1           However, in my opinion, they've done an  
2     admirable job in marshaling the agencies and doing the  
3     infrastructure planning for most other areas of the  
4     project. The issue of supplying police and fire  
5     protection, utilities, electricity, gas, telecom,  
6     municipal water and sewer, and irrigation water have  
7     been addressed, and reasonable plans are in place to  
8     accommodate them.

9           The agencies and other entities that must  
10    do so are on board and are able to perform. And  
11    certainly schools and school overcrowding are an issue,  
12    but there are definable, though not trivial, paths  
13    forward to address those. One outstanding issue  
14    regarding schools, though, is the location of an  
15    elementary school parcel within the project.

16           And, Mr. Mayor, you mentioned earlier about  
17    guaranteeing a parcel, and I hope you'll follow through  
18    on that.

19           The sole outlier, though, is that there's  
20    still no reasonable defined path forward for the  
21    Willowbrook area transportation network. This Council  
22    must take steps to ensure that an adequate  
23    transportation plan is in place to accommodate whatever  
24    project and whatever configuration moves forward in  
25    this area.

1           While I'm in favor of the City gaining  
2           developmental control over the project area, I'm  
3           neither in favor nor opposed to the particular project.  
4           But I'm adamantly opposed to any project moving forward  
5           in this area without an adequate transportation network  
6           being well defined.

7           Now, I heard some comments earlier, and I  
8           wanted to address a couple things. When it was asked  
9           if this was in the best interest of the City, I think  
10          that the City maintaining a growth path to its north I  
11          think is in the best interest of the City.

12          Wing Road being extended through the  
13          current City park, if that happens, could be an issue.  
14          I know three of you were here when the City made a  
15          commitment to not do that. If you decide to change  
16          that, I hope that the citizens of Star get something  
17          really good in return in that detail.

18          If we do put a road through the BLM land, I  
19          certainly hope that we can maintain our ability to go  
20          out there and still do target practice.

21          And there was some discussion about the  
22          golf course being redeveloped. And in order to prevent  
23          a bait and switch -- and I'm sure a developer will say  
24          that will never happen.

25          MAYOR CHADWICK: Time's up, Mr. Michael.

1           MICHAEL KEYES: Please consider having the  
2 developer dedicate the redevelopment, redevelopment  
3 rights to the future HOA.

4                     Thank you.

5           MAYOR CHADWICK: So if you don't mind, pass that  
6 in to Mr. Jacob. Oh, that looks like it's tied.

7                     Okay. All right. Chris Todd.

8           CHRIS TODD: Evening, Mayor, Council, Chris  
9 Todd, 10497 West Deep Canyon Drive.

10                    I have the privilege of living on one of  
11 the busiest roads within Hillsdale. My lot is across  
12 from the equestrian center near some of these  
13 transition lots.

14                    I'm here to ask that if this project is  
15 approved that the lots that surround Hillsdale are true  
16 mirrored lot sizes of what's currently there.

17                    I'd also ask that the housing be designated  
18 as R-1. The reason for that, I think it will give the  
19 Weiskopf group an opportunity to come in and actually  
20 redesign a course that meets a championship-level or  
21 tournament-level golf course. I've been lucky to play  
22 golf my entire life.

23                    I want to go with Ken on Monday, if you  
24 have any extra room. I'm a good caddy.

25                    The plan that Willowbrook has shown is very



1 basic, I would say bland, not a tournament-style golf  
2 course. I would say it's more similar to Eagle Hills  
3 than maybe a Banbury or a Spurwing. I think that the  
4 site lays itself out properly for some elevated and  
5 planning of the golf course to take into accord some of  
6 the land that they're not using to the southeast.

7           Also, the natural draws to the north of the  
8 current Deep Canyon lend itself to par 3s or par 4s  
9 similar to what's at Quail Hollow. All of these  
10 things, I think, could be roughed out and looked at in  
11 a different way.

12           The course, as it is right now, has 16 out  
13 of 18 holes that are fronted on -- or both sides of the  
14 hole have homes on them. I know that some of my  
15 friends would be taking out windows at least every  
16 nine.

17           Highway 16, I've been a canary in the coal  
18 mine on this since I moved into the city of Star eight  
19 years ago from the big city of Eagle. Highway 16 is a  
20 killer highway. The environmental study has not been  
21 completed. We hear rumors that it might be funded, but  
22 it hasn't commenced.

23           The improvements and connections to Aerie  
24 Way and Spring Valley to the east need to be vetted,  
25 studied, and an actual plan to be presented to the City

1 so they can understand what this transportation route  
2 will look like in the future.

3 The transfer of BLM land and working with  
4 the federal government is a time-consuming process, and  
5 I come out of experience with that.

6 There is vested interest, I understand, to  
7 develop to the north and to maintain the City's natural  
8 progression to the north, as well as to our governor's  
9 land that's between Chaparral and Deep Canyon for  
10 future extension along that Purple Sage or Aerie Way  
11 connection. This connection needs to be shown as an  
12 actual plan to the City.

13 With that, I stand for any questions.

14 MAYOR CHADWICK: Okay. Thank you.

15 All right. We have Mr. Peter Albinsen.

16 PETER ALBINSEN: Mr. Mayor, Councilmen, my  
17 name's Peter Albinsen. I live at 11951 West Lanktree  
18 Gulch.

19 And I came in here as neutral. And after  
20 hearing a lot of the very well done research a lot of  
21 these folks have done, I am not at all neutral anymore.  
22 It's -- it doesn't make any sense. And I've always  
23 known that.

24 I came here 25 years ago. I'm a native  
25 Idahoan. I just finally, you know, made enough money

1 to buy some land. And everybody thought I was crazy,  
2 because Star was just a little blinking light there at  
3 the intersection.

4 And I was amazed to see the old farmers  
5 sitting, you know, in their -- those little folding  
6 chairs, you know in the Star Merc drinking the coffee.  
7 And I'd just look at them and go, Wow, Pheasant  
8 Hunters' Breakfast was coming and all these fun things.  
9 And it was just really neat and special.

10 And, you know, it's just a little dopey  
11 Idaho town. And it should stay that way. You know, we  
12 don't have to be big boys here. We can have a nice,  
13 little, country town and try to maintain some of that  
14 rural feel, you know. We really ought to think about  
15 it. A little -- just this is your chance to really be  
16 the -- you know, not the -- I'm trying to think of the  
17 word here. It's getting late. I should be in bed.

18 But it's really and truly your guys' chance  
19 to, you know, keep Star and make it a real destination  
20 type of place, not a destination place for people to  
21 all come live, because when I was here, nobody was  
22 here. And now you all are here, and it's changed  
23 dramatically.

24 But the biggest thing is if you just look  
25 at that land it should definitely be R-1 at the most,

1 because development's going to happen. It's  
2 inevitable. We all know that. It's just going to  
3 happen.

4 This thing is a boondoggle of money, and  
5 not a lot of real, you know, knowledge of what's really  
6 going to happen, because they're kind of  
7 crystal-balling it on a lot of things.

8 And Hillsdale, hills and dales and twisties  
9 and turns, and it's gnarly. I drive 25 through  
10 Hillsdale because I live in Monument, and the neighbors  
11 look at me like, You're speeding, you know.

12 No, I'm going 25. Well, it seems like you  
13 are because you got these quick, little turns and, you  
14 know, it's -- it's just not meant for all of this. It  
15 really isn't.

16 I have to pull out of Lanktree Gulch onto  
17 Can-Ada, people come booming down that road, and they  
18 can't see us up there, and they're hauling ass, and I'm  
19 pulling out because it looks clear, and then bam, there  
20 he is, deer in the headlights. Right? It just doesn't  
21 make sense. Can-Ada Road is nuts.

22 And Lanktree Gulch, when I pull out of my  
23 house it's a bunch of blind hills. When I was teaching  
24 my daughter to drive, all I kept saying is "Blind hill,  
25 blind hill. Watch it, watch it, watch it. Stay to the

1 right. Come on."

2 You know, so we really ought to stick to  
3 the R-1. And until there's adequate roads and smart  
4 things --

5 MAYOR CHADWICK: Time is up. Thank you.

6 PETER ALBINSEN: -- all the roads north, far  
7 north roads.

8 MAYOR CHADWICK: All right. Mr. Steve Burton.

9 STEVE BURTON: So did Council get my e-mail?  
10 You guys have it?

11 MAYOR CHADWICK: Wait. Yes. It's in our  
12 packet.

13 STEVE BURTON: Okay. So Steve Burton,  
14 6915 Canyon Bend Court, Star.

15 I put myself down as neutral on this thing  
16 because I think with a little tweaking the annexation  
17 will be approved. I think what it's going to come down  
18 to is the zoning. Will the old Comprehensive Plan hold  
19 up to the new Comprehensive Plan. But eventually it's  
20 going to get approved.

21 So I just wanted to kind of -- on what  
22 Michael Keyes was just talking about, the  
23 transportation plan is really the one that's -- I think  
24 needs to be talked about a lot more. You're -- the  
25 \$10 million mitigation fees, I don't know how that's

1 going to get broken out. I don't know how much the  
2 roads are going to get out of that. It seems like  
3 that's a small amount.

4 And the primary concern I have with the  
5 transportation plan, it really talks about, well, what  
6 is needed once all this is built out. What should the  
7 roads look like?

8 Well, I think the more immediate concern is  
9 what kind of traffic plans are going to be in place  
10 during construction? It always seems like that's when  
11 the biggest problems arise is during construction you  
12 got all the road closures and whatnot. How do you get  
13 around?

14 And when I look at the plans for the roads,  
15 you have the road going through the BLM. You have the  
16 Wing Road addition. Those are all new roads. You  
17 install those, there shouldn't be as much interference  
18 with traffic.

19 But the big one's Can-Ada. And the way I  
20 look at it, it looks like you're going to put a sewer  
21 down there. Are you going to put water down there?  
22 Are you going to widen it to five lanes? That road's  
23 going to be out for at least a year.

24 So what is the plan? How are you going to  
25 make accommodations for the people that live to the

1 north and northwest of this development?

2           And I'm suggesting that, you know, things  
3 have to be rerouted down to Highway 44. You could do  
4 it on Lansing Road. You could do it on Blessinger.  
5 There's lots of options there. But those have to be  
6 considered, and those have to be part of the cost, part  
7 of the mitigation before you'd approve the annexation.

8           There's some way you have to get off of  
9 those roads, and safely. If you -- if you go down  
10 Highway 44, you have to cut the speed limits down to  
11 35. People trying to make a left-hand turn onto 44,  
12 they're taking their life in their own hands with  
13 traffic at 55. So that has to be part of the plan.  
14 What are you going to do during construction?

15           Another concern: We just had bad  
16 experiences with Thunder Ridge and then the  
17 developments down on Purple Sage. Big trucks coming  
18 through on Purple Sage speeding, using their  
19 compression brakes. Those are the kind of things I  
20 think we need to put in the plan to mitigate those  
21 safety and noise concerns so that -- you know, people  
22 that have to live with that day in and day out, it's a  
23 real nuisance, and it's just a real problem.

24           So those are things I hope you consider as  
25 you go forward on this.

1           MAYOR CHADWICK: Okay. Thank you, sir.

2                     Let's see. We got Nita Metro.

3           ANITA METRO: Good evening and thank you for  
4 giving me this opportunity to speak to you. My name's  
5 Anita Metro. I live at 9069 North Spangler Place in  
6 the Willowbrook Estates just north of this development.  
7 We are right off of Chaparral right on the other side  
8 of the governor's family's land, right west of Firebird  
9 Raceway.

10                    The thing that brought me here tonight I'll  
11 hit first, and that's my concern about the water. I  
12 heard that their plan is to dump their excess treated  
13 water into the aquifer that I drink out of. If that  
14 water is so good, put it into your homes. You drink  
15 it. I don't want it.

16                    I want my organic water that is filtered  
17 naturally through the soil and rocks so that it picks  
18 up natural minerals that are good for my body. Your  
19 chemicals are not. I don't want them. And I'm not the  
20 only one that lives on this.

21                    Our entire neighborhood relies on that  
22 aquifer. We're at 250 feet, so we're the most shallow.  
23 The entire neighborhood is at, I think, 300 or 350.  
24 And the governor's land is at 400 feet deep.

25                    So you're impacting a lot of people by just



1 openly dumping your chemical water into our drinking  
2 water. So please don't do it.

3           The other things I've heard tonight that  
4 kind of concern me: One, nobody's brought up. You're  
5 talking about eventually developing the BLM land, and I  
6 know that will happen. But I just want to point out,  
7 because I have seen businesses taken out before because  
8 of development of housing getting near them.

9           And I'm talking about Firebird Raceway.  
10 They've been here since 1968. They're a great  
11 business. They -- they are an economic boom. This  
12 golf course is not. They're presenting it to you like  
13 a golf course is going to bring you in so much money.  
14 Think again. It's a bad location.

15           Just like they said, there's nothing here  
16 to support it. There's no hotels. The roadways don't  
17 support it. There was an equestrian center that closed  
18 because there's not enough infrastructure to support it  
19 right there to the west of this. So this is not the  
20 boom they are presenting it to you as. So please  
21 consider that.

22           And when you go to develop for future,  
23 please think about Firebird Raceway. We like it. And  
24 they -- people will move in around it, and then they  
25 will complain about the noise as if they have more

1 rights than the people at Firebird. So take that into  
2 consideration.

3 Please keep this rural. Please keep it  
4 R-1. I grew up here. I left to go into the military.  
5 I served 20 years. I came home to my country home.  
6 And all I've seen it do is explode, and it's just  
7 killing me.

8 We bought 5 acres out here so that we could  
9 enjoy our older years and have cattle and pigs and  
10 chickens. And you put this kind of housing in around  
11 us, they're not going to like the smell of it. They're  
12 not going to like our roosters crowing. They're going  
13 to complain.

14 Where's my life? It's gone.

15 MAYOR CHADWICK: Thank you. All right. That is  
16 it that signed up to speak.

17 We'll have the applicant come up. You have  
18 15 minutes -- did you get that? Did you change  
19 that? -- to rebut the testimony.

20 At this time Council can ask questions of  
21 the applicant as well.

22 DEBORAH NELSON: Thank you, Mr. Mayor, Members  
23 of the Council. Obviously a lot to respond to. I'll  
24 do my best to kind of consolidate comments for you.

25 I'll start with the traffic. Obviously a

1 big concern. And we already addressed a bit of this in  
2 our presentation, but I want to try to respond to as  
3 many of the comments as I can.

4 Mr. Moore said at the beginning that the  
5 applicant had proposed to widen Deep Canyon and  
6 Lanktree to five lanes. That's not the case. We  
7 didn't propose widening of this road even to three  
8 lanes. So that's just not accurate or reflective. You  
9 can see that in the TIS.

10 He then said there was no alternative to  
11 that plan when it failed. And that's also not the  
12 case. The TIS did have to evaluate mitigations to  
13 avoid impacts to those roads. That is specifically  
14 addressed by extension of Wing Road and the new  
15 connection of Aerie Road to provide those alternatives,  
16 improvements to Can-Ada also provide alternatives with  
17 trip distribution. Again, the protection is in place  
18 for these local roads from ACHD's conditions to enforce  
19 their local standards.

20 Mr. Ben Shields said that the TIS doesn't  
21 consider commercial development. That was repeated by  
22 a few others. That's also not accurate. The TIS does  
23 consider commercial uses, both within the golf course,  
24 they use the ITE standards for transportation trip  
25 generation standards, which define golf course to

1 include the restaurant and the pro shop and the bar,  
2 similar to City code.

3 Also, separate from that they studied  
4 additional commercial uses outside of the golf course.

5 There was a comment by Ms. Germaine that  
6 the traffic did not consider internal roads in the  
7 Hillsdale neighborhood. That's also not correct. The  
8 TIS studied all of the road segments within Hillsdale.

9 A similar comment was made by Ms. Shields  
10 that the TIS was only conducted on Lanktree and  
11 Can-Ada. The TIS actually studied 19 off-site  
12 intersections and 23 roadway segments. It's very  
13 broad, that the scope of it was set by COMPASS. It  
14 uses COMPASS' growth rates.

15 That was another complaint, that the growth  
16 rates weren't accurate. We didn't use our own. We  
17 have to follow what's set forth by COMPASS, which is  
18 done in concert with all of the municipalities and  
19 counties in the area.

20 Mr. Keyes, former councilman, said that  
21 it's definitely in the City's best interest to maintain  
22 this growth path to the north. And we agree. And  
23 that's a lot of what the commenting agencies recognized  
24 and a lot of what the mitigation focuses on is those  
25 key north-south routes. Not putting traffic onto local

1 roads that exist, but finding the ways to get those  
2 north-south connections. That's going to help the City  
3 overall, all City residents. Not just this project.

4 I'm turning to a few other maybe services,  
5 water issues, miscellaneous services issues and  
6 infrastructure.

7 Mr. Jim Junge asked about where the lift  
8 station line would go. That will be within the public  
9 right-of-way along Can-Ada.

10 There was a comment by Mr. Richardson about  
11 concern, and expressed by others, too, in written  
12 comments, about -- about water impacts to their wells.  
13 Obviously, that has to be carefully evaluated. IDWR  
14 has to approve any new wells. That goes through a  
15 process. There's a public hearing or administrative  
16 process that's participated in that, if somebody  
17 objects to that well application. And so that does  
18 have to be carefully considered.

19 Star Sewer and Water District, these will  
20 be their wells. To the extent there's wells to serve  
21 them, they're their wells. Everything has to follow  
22 their standards as well.

23 There is existing water rights already. So  
24 the irrigation rights that serve the project are  
25 sufficient to cover the needs of the project, even with

1 the golf course. So there won't be additional  
2 withdrawals coming from the property to serve the  
3 project that's proposed before you.

4 Star Sewer and Water District also has  
5 sufficient water rights to serve the project. So any  
6 new wells are simply to address the point of diversion,  
7 not to increase the water diversion rate.

8 There's comments about the water quality.  
9 And that's -- you know, it was also raised in the  
10 written comments. And we addressed that a little bit  
11 already. Just want to remind everybody that this is  
12 treated water that is used for reuse. It is class A  
13 water. You can actually use class B water, not treated  
14 as well, for land application. But this is fully  
15 treated water. The same water that's treated by your  
16 Star Sewer and Water District and clean enough to put  
17 into the river under an EPA NPDES permit.

18 So this is water that instead of losing the  
19 value of it just going downstream, we'll have an  
20 innovative opportunity to reuse it in a way that will  
21 reduce impact on the aquifer from having to withdraw  
22 that water to irrigate, which is what's happening now.  
23 And what would happen if we didn't have that innovative  
24 solution?

25 It was in -- it's in your Comprehensive

1 Plan. I put up that goal, to reduce groundwater  
2 consumption and impacts through use of treated  
3 wastewater. It's exactly what you've called for to  
4 happen.

5 Obviously, all of the water-quality  
6 standards have to meet DEQ standards. There can't be  
7 anything that isn't done in accordance with all of  
8 those laws.

9 There was a comment about police service by  
10 Ms. Yanecko and talked about levels of standard --  
11 national levels of standard 2.4 and 3.5. I don't know  
12 what her sources are for that. But, you know, your own  
13 sheriff and police department did set forth the current  
14 and target level service for police here.

15 The current level of service is .73 per  
16 thousand population. The City's target level of  
17 service is one per thousand. That's similar to other  
18 surrounding cities that have the same target.

19 And like Ms. Yanecko and other residents  
20 that are -- that actually live in Star, you know, the  
21 residents in Willowbrook will be paying property taxes  
22 to the City for these services. They will also be  
23 paying impact fees that contribute to capital  
24 improvements. And the City of Star has been proactive  
25 to address public service by requiring an additional

1 mitigation fee that will also be paid to cover the  
2 personnel costs associated with these kinds of service  
3 providers.

4           There was quite a bit of discussion about  
5 process. So I'll try to address some of that. The --  
6 Ms. Germaine, the attorney for Hillsdale HOA, talked  
7 about the Development Agreement not meeting the  
8 requirements the way it was submitted to the City of  
9 what's actually required.

10           I think she is citing to an old section of  
11 code when she says that it must -- it's required to be  
12 submitted with an application. The applicable code  
13 says that the City may require a Development Agreement,  
14 which is, my understanding, expected here. And we are  
15 volunteering that as well. We're asking for that to go  
16 along with the requested zoning.

17           It also says that it may include a concept  
18 plan. We have provided that as well. Regardless of  
19 whether it is required or is optional, we have provided  
20 a draft Development Agreement for your consideration.  
21 We used the City's standard form and provided that.  
22 Obviously all the terms and details and conditions are  
23 subject to your approval and conditions that are  
24 imposed on us. But the process has been followed to  
25 submit that.



1           There was also a discussion -- a comment by  
2 Ms. Germaine that there was new information presented  
3 this evening where we asked for the change in condition  
4 number two to include the restaurant and the bar within  
5 the golf course, saying that that was the first it had  
6 been heard of and the staff didn't have an opportunity  
7 to weigh in on that.

8           But that's not accurate. Our narrative  
9 submitted in June of '22 states on page 2, "This  
10 application seeks approval of the golf course only,  
11 which will include a restaurant, bar, and pro shop and  
12 retail incidental to the golf course uses." The staff  
13 report also addressed it.

14           And so it was asked for specifically to  
15 include the bar and restaurant, staff has a reason of  
16 approval. We're asking for a slight modification to  
17 that to make sure that we can bring the bar and  
18 restaurant forward, consistent with the City's  
19 definition of golf course uses. And it has been  
20 analyzed in our TIS.

21           There was a lot of discussion about the  
22 golf course. Some people seem to want more amenities.  
23 Some people want fewer. You know, there's a request  
24 not to have commercial with it, that they're concerned  
25 about commercial, concerned that the golf course itself

1 is a commercial use, and yet others -- the ski resort  
2 was new. Want it more amenitized. And so I think that  
3 it's -- it's appropriate to kind of think about what's  
4 coming here.

5           You have a nationally-acclaimed golf course  
6 designer who has put forth a design for your  
7 consideration for a quality golf course. It does fit  
8 within the property. It's appropriate based on the  
9 analysis that's been done. It has the right level of  
10 amenities to serve that golf course, based on the  
11 experts that have weighed in on that and studied it  
12 carefully.

13           It will have shopping. It will have the  
14 restaurant and bar. It will have parking. It will  
15 bring an opportunity for business. It is a business.  
16 People are right to point that out. It is a commercial  
17 use. I've heard the Mayor and Council comment  
18 frequently on how you'd like to add more businesses in  
19 the community to make sure you're increasing your tax  
20 base. It does that.

21           At the same time it provides this natural  
22 resource and recreational opportunity for the public to  
23 use. We're not trying to create something that isn't  
24 accessible to the actual residents in the area and the  
25 public to use.

1           The density and transition, it's obviously  
2 very important, and that was discussed quite a bit.  
3 You know, the bulk of Hillsdale was the most of the  
4 comments here, and the bulk of those lots, especially  
5 that those that front us, are about 1 acre. And I know  
6 there was a comment that lots range from 1 acre to  
7 10 acres. That's not Hillsdale. That's considering  
8 other lots on the other side of the development that we  
9 already -- that were pointed out with Monument Ridge  
10 has three lots. The bulk of these lots are about  
11 1 acre.

12           Half acre, as recommended by your planning  
13 staff, is an appropriate transition to 1 acre. 1 acre  
14 matching it perfectly isn't a transition. When you've  
15 got that range that's built into your code that talks  
16 about half to one is appropriate, the one is  
17 appropriate for much larger lots that you're next to.

18           We're -- we're proposing denser, smaller  
19 lots to preserve open space for the golf course, to  
20 preserve open space in addition to the golf course, to  
21 create that opportunity to manage sprawl. That's one  
22 of -- that's a part of your Comprehensive Plan. It was  
23 cited by one of the neighbors as problem with our  
24 density. But that's exactly what that does when you  
25 provide appropriate density.

1           We've concentrated smaller lots around the  
2 golf course, around the commercial, because it's  
3 walkable. That's also called for in your Comprehensive  
4 Plan. And that's what that manages with that external  
5 boundary that has the half-acre lots, appropriate next  
6 to the 1-acre lots.

7           In a southwest area, as we pointed out on a  
8 slide, given the significant setbacks to those homes,  
9 given the proximity to our internal uses with the golf  
10 course and commercial, we ask for those to be buffered  
11 with landscape buffering, which is also appropriate and  
12 allowed in your code.

13           Lots of discussion about property rights,  
14 following the law, following the planning code. We  
15 couldn't agree more with all of those points.

16           The process has been followed here. You  
17 have the opportunity with -- the staff report has  
18 outlined this, has analyzed this very carefully. The  
19 application before you meets the standards in your  
20 Comprehensive Plan and your code. The process is  
21 appropriate. You have all the protections in place to  
22 allow the development that's being asked for and  
23 nothing more, and to continue to monitor this, approve  
24 this, as appropriate, as it progresses.

25           This is -- the density has already been

1 reduced. We didn't come to you with a high level  
2 expecting a compromise. It has been reduced already,  
3 as we described. We removed the townhomes. We've met  
4 your requirements for transitional lots. This new  
5 number is what is needed to support the significant  
6 amenity that's being -- that's being requested.

7           Everyone wants to be the last in to the  
8 city, and it's hard to have growth happen around them.  
9 But we are asking for approval of something that we  
10 believe will benefit the citizens and the adjacent  
11 neighbors and the County, and will benefit the City  
12 with significant economic rewards.

13           So thank you for your time and  
14 consideration. I stand for further questions.

15           MAYOR CHADWICK: Okay. At this time Council can  
16 ask the applicant questions.

17           Do we have some questions?

18           COUNCILMAN HERSHEY: Mr. Mayor.

19           MAYOR CHADWICK: Councilman Hershey.

20           COUNCILMAN HERSHEY: I have a lot. I just  
21 don't --

22           MAYOR CHADWICK: [Unintelligible.]

23           COUNCILMAN HERSHEY: I just don't have them  
24 together.

25           MAYOR CHADWICK: Just start.

1 COUNCILMAN HERSHEY: Well --

2 MAYOR CHADWICK: You may answer some of the  
3 others' questions.

4 COUNCILMAN HERSHEY: Are we asking questions or  
5 are we asking -- are we -- I thought we weren't going  
6 to do that part tonight.

7 MAYOR CHADWICK: No. Tonight is through this.  
8 The deliberation of the Council will happen on the  
9 20th.

10 COUNCILMAN HERSHEY: Right. Will they still be  
11 able to be spoken to at that time?

12 MAYOR CHADWICK: No. Not if we close the  
13 hearing tonight.

14 COUNCILMAN WHEELock: No, I don't want to close  
15 the hearing tonight.

16 COUNCILMAN HERSHEY: Yeah, I don't want to close  
17 the hearing, then.

18 MAYOR CHADWICK: We can talk about that when we  
19 get closer to 11:30 when we're done.

20 COUNCILMAN WHEELock: Okay.

21 MAYOR CHADWICK: But we need to ask questions of  
22 the applicant at this time. I will start, then.

23 COUNCILMAN WHEELock: I'm not against starting.  
24 I just don't want to --

25 MAYOR CHADWICK: Yeah. No, that's all right.

1 I'll get going.

2 I just want to go back to the water issue  
3 up there real quick. The Star Sewer -- we have what,  
4 Ms. Nito [phonetic], is that the name, I believe? --  
5 was talking about -- which kind of piqued my interest,  
6 and I had to grab The Star Sewer and Water District's  
7 information.

8 The intent is not to directly inject  
9 wastewater that's cleaned directly into the aquifer;  
10 correct?

11 DEBORAH NELSON: Mr. Mayor, that's correct.

12 MAYOR CHADWICK: It's going to be placed on the  
13 surface and go through the same filtration process as  
14 other water?

15 DEBORAH NELSON: That is correct.

16 MAYOR CHADWICK: Okay.

17 COUNCILMAN WHEELLOCK: As rain.

18 MAYOR CHADWICK: Similar as rain, correct.

19 So then when I look at the water rights  
20 thing that Star Sewer and Water put on here, it says  
21 that "Willowbrook Development currently has 21.33 cubic  
22 feet per second of diversion water rights. This water  
23 right is currently utilized mainly for irrigation water  
24 for existing fields. As part of the Annexation  
25 Agreement, Willowbrook will be required to transfer

1 5 cubic feet per second to the District for utilization  
2 to the District for District customers. For reference,  
3 the District currently has 14.53 cubic feet of total  
4 water rights reserved, but only uses 7.22 cubic feet of  
5 water rights for 6,000 existing homes. The additional  
6 5 cubic feet of water rights transferred to the  
7 District will provide the District with more than two  
8 times the amount of water rights required to serve the  
9 proposed 1,094 new homes included within the  
10 Willowbrook application."

11 So what's going to happen to the other 17  
12 water rights that are not going to be transferred to  
13 the Sewer and Water District?

14 DEBORAH NELSON: Mr. Mayor, Members of the  
15 Council, I -- I don't know exactly what they'll all be  
16 used for. They can be used for any irrigation  
17 that's -- they're rightfully approved for. But at  
18 this -- the plan for serving this development is Star  
19 Sewer and Water District.

20 MAYOR CHADWICK: Right. But the additional --  
21 so I guess where I'm going with this, this additional  
22 17 cubic feet, are you going to be utilizing that  
23 17 cubic feet for irrigation until you run the lines  
24 from sewer and water to bring that clean water up?

25 DEBORAH NELSON: I'm going to let others answer



1 this for you.

2 NATE MITCHELL: Yeah. So -- so the water -- the  
3 5 cubic feet per second is going to be required by Star  
4 Sewer and Water District, like you talked, is  
5 sufficient to serve the domestic use. We still retain  
6 those other water rights that can be used to irrigate  
7 before the reuse program or to irrigate -- we can  
8 transfer the diversion point to other pieces of  
9 property.

10 MAYOR CHADWICK: Require -- say that last part  
11 again? I'm sorry.

12 NATE MITCHELL: We can -- there's a process that  
13 we could divert those two other parcels that  
14 Mr. Phillips owns in other parts of the county or --  
15 they're a legal water right that he owns.

16 MAYOR CHADWICK: Okay.

17 NATE MITCHELL: He's willing to obviously donate  
18 what's required of him to serve this project plus for  
19 the Star Sewer and Water District. But --

20 MAYOR CHADWICK: So is there -- I'm just  
21 throwing this out there on there.

22 Is there a possibility to transfer 5 of  
23 those cubic rights to Willowbrook -- I mean to  
24 Hillsdale, considering the issues that they have with  
25 their water? I don't know how that works. I'm just

1 asking.

2 NATE MITCHELL: He's -- he's already transferred  
3 what was considered by the water experts to be  
4 sufficient for Hillsdale's domestic water use.

5 MAYOR CHADWICK: Uh-huh.

6 NATE MITCHELL: I -- there could be --

7 MAYOR CHADWICK: I mean it's something to  
8 consider.

9 NATE MITCHELL: They're not going to be given to  
10 them. They could be bought.

11 MAYOR CHADWICK: So -- but I mean I get it.  
12 Just looking at the extra water rights that are there  
13 in that area. So okay. That answers that question for  
14 me. Thank you.

15 And then when we talk about the half-acre  
16 lots surrounding the existing Willowbrook -- I'm sorry,  
17 existing Hillsdale, previously, I think it was brought  
18 up, we went with 1-acre lots at that time. So I'd be  
19 more amenable to have 1-acre lots like we'd had in the  
20 past, because our code does say half acre to 1 acre;  
21 right? I know half acre is on the bottom end, but the  
22 1-acre lots would give you have more of the lot line  
23 matches that you need to create that buffer zone when  
24 you go into the smaller lots on the interior.

25 NATE MITCHELL: So I believe in the last five or

1 six years that the numerous public meetings we've had,  
2 I've committed to two things: 1-acre lots around the  
3 existing 11 lots that are on the east end. We got a  
4 48-acre parcel, and we've shown those as 1-acre lots  
5 that we've committed to.

6 MAYOR CHADWICK: Right.

7 NATE MITCHELL: And I know there's some  
8 inconsistency in this with that concept plan, but we  
9 would also commit to matching lot lines, not matching  
10 lot sizes.

11 MAYOR CHADWICK: Matching lot lines on --

12 NATE MITCHELL: We've said out loud in the past  
13 that we will make --

14 MAYOR CHADWICK: Okay.

15 NATE MITCHELL: -- one neighbor to one neighbor.

16 MAYOR CHADWICK: Okay. So that's not an issue,  
17 then.

18 And then when we come to that driving  
19 range, you talked about the buffer area for -- it looks  
20 like you're removing houses, I think, and putting in a  
21 buffer area of landscape along Monument Ridge, I think  
22 it is; is that correct?

23 NATE MITCHELL: Correct.

24 MAYOR CHADWICK: So what does that look like?  
25 What's --

1 NATE MITCHELL: So -- so the line of lots on the  
2 southwest portion that border the Monument Ridge lots  
3 we've discussed, I know with at least one neighbor,  
4 creating a large landscaped berm.

5 MAYOR CHADWICK: Oh, gotcha. Okay.

6 NATE MITCHELL: Right. So still have a walking  
7 path in it, but something that would transition over to  
8 the houses that -- where your -- a sound barrier and a  
9 visual barrier.

10 MAYOR CHADWICK: Okay. All right. Thank you.

11 NATE MITCHELL: That obviously meets the code  
12 and the intent of the Comp Plan.

13 MAYOR CHADWICK: I got to cough.

14 NATE MITCHELL: It's going to be loud.

15 MAYOR CHADWICK: All right. Any other questions  
16 of the Council right now at this time?

17 NATE MITCHELL: Yeah. Thank you.

18 MAYOR CHADWICK: Yes, ma'am.

19 Councilwoman Salmonsén.

20 COUNCILWOMAN SALMONSEN: So we haven't talked  
21 about this, amenities very much, for -- besides the  
22 golf course.

23 So can you just throw us what you're  
24 thinking for amenities.

25 DEBORAH NELSON: Mr. Mayor,

1 Councilmember Salmonsens, yes, I'll start it and Nate  
2 can add on anything.

3 As you know, that will come up with the  
4 preliminary plat and planned-unit development  
5 specifically.

6 COUNCILWOMAN SALMONSEN: Yes.

7 DEBORAH NELSON: And we will meet the 15 that  
8 are required under code. We expect that to include  
9 clubhouses and pocket parks and natural open-space  
10 areas with trails.

11 Did I miss anything?

12 NATE MITCHELL: No. And we show some of that on  
13 this conceptual plan. They're not really well called  
14 out. But we've left areas in the denser housing areas  
15 for clubhouse amenities like the -- not committing to a  
16 swimming pool, but the options have been talked about  
17 with different clubhouse options, similar to what  
18 you're seeing in your other developments in the city.  
19 Tot lots.

20 And then specifically on the natural open  
21 space to the north, trail systems, parking lots, access  
22 to the BLM ground to the north to make it actually more  
23 usable so Mr. Keyes can go shoot his guns easier.

24 MAYOR CHADWICK: So can I go back to the amenity  
25 thing?

1 DEBORAH NELSON: Yeah.

2 MAYOR CHADWICK: I just -- did you talk about --  
3 you're going to put -- is parking along that Aerie Way  
4 going to be part of -- considered an amenity in this?  
5 When you create parking for horse trailers and things  
6 like that to the BLM land.

7 NATE MITCHELL: That will be part of the process  
8 with BLM, to allow for some equestrian area access up  
9 there. But we're also talking about doing it down --

10 MAYOR CHADWICK: More south path?

11 NATE MITCHELL: -- down in the development  
12 along -- on our property to allow trailhead access that  
13 would go up through the draws to the north into the  
14 BLM.

15 MAYOR CHADWICK: Okay. Thank you.

16 Any further questions right now of the  
17 applicant?

18 COUNCILWOMAN SALMONSEN: Somebody else can go.  
19 I might have more.

20 MAYOR CHADWICK: Councilman Wheelock.

21 COUNCILMAN WHEELOCK: Sure. So looking through  
22 my notes, you're committing to matching one to one on  
23 every -- all the Hillsdale lots; is that correct?

24 NATE MITCHELL: Yes. One to one. Not matching  
25 lot size, but matching --

1           MAYOR CHADWICK: Lot lines?

2           NATE MITCHELL: -- lot lines, correct.

3           MAYOR CHADWICK: So what does that mean for  
4 sizes, I guess? What does that look like? A minimum  
5 of a half acre.

6           NATE MITCHELL: Your condition already suggests  
7 a minimum of a half an acre that we'll comply with, and  
8 we'll also adjust the lots to where they arranged were  
9 matching property lines.

10          MAYOR CHADWICK: Okay.

11          COUNCILMAN WHEELOCK: Skinnier -- skinnier  
12 1-acre lots or skinnier half acre to a 1-acre lot?

13          NATE MITCHELL: So when you say "skinnier," we  
14 would, at a minimum, put a half acre to 1-acre lot, and  
15 it would be just as wide.

16          MAYOR CHADWICK: Okay. Further questions?

17                   Councilman Wheelock.

18          COUNCILMAN WHEELOCK: Yeah, I have a question  
19 about the easement up Wing.

20                   Can you tell me what that looks like? And  
21 we had a citizen that talked about --

22          NATE MITCHELL: Yeah, I don't know --

23          UNIDENTIFIED SPEAKER: -- easement that's turned  
24 into a road.

25          NATE MITCHELL: I don't know if Cash is -- I

1 don't know if Cash is still here.

2           So there's two items to discuss there.  
3 There is -- Mr. Phillips does own an easement to a  
4 piece of property north of his house for access to that  
5 piece of property.

6           COUNCILMAN WHEELLOCK: Yes. We talked about  
7 that.

8           NATE MITCHELL: There is also an underlying  
9 closed public right-of-way that ACHD owns. So ACHD  
10 already owns right-of-way through his property to  
11 extend Wing Road. We'd have to go back to the staff  
12 report from the 2018 application, but it is identified  
13 there that ACHD owns everything except for the last  
14 10 feet.

15           So there's a right-of-way that's on his  
16 property and on Mr. Phillips' property to the north  
17 that goes to within 10 feet of the Hillsdale boundary  
18 that Mr. Phillips owns and would dedicate that last  
19 10 feet of right-of-way. So there -- the easement is a  
20 separate legal document from the existing right-of-way.

21           COUNCILMAN WHEELLOCK: Was that a shock to him  
22 that that's going to be turned into a road?

23           NATE MITCHELL: It's been being talked about for  
24 five or six years, so I don't -- I mean he'd have to  
25 tell you whether it's a shock to him or not. It



1 obviously has an impact to his property and his house.

2           MAYOR CHADWICK: Okay. Further questions of the  
3 applicant?

4           COUNCILMAN WHEELOCK: Well, I can keep going.

5           MAYOR CHADWICK: Keep going. You got questions,  
6 keep asking, Councilman Wheelock.

7           COUNCILMAN WHEELOCK: I still want to gather my  
8 thoughts truthfully.

9                   But what's your plan for the construction?  
10 I'm curious about the phasing plans that are there.

11           NATE MITCHELL: Your staff report says no  
12 connection to Deep Canyon. That doesn't mean that you  
13 can't get in your crane and drive up there to lift  
14 something up for somebody and use Deep Canyon. That's  
15 your choice you're going to have to make.

16                   But for the golf course, they're suggesting  
17 a private driveway off of Can-Ada. So it's all on our  
18 property to come off of Can-Ada.

19           COUNCILMAN WHEELOCK: So it will go all off of  
20 Can-Ada.

21           NATE MITCHELL: Yeah.

22           COUNCILMAN WHEELOCK: -- down -- down that hill.

23                   What -- what Can-Ada mitigation -- what  
24 Can-Ada changes are going to happen with that steep  
25 hill, or do you have any plans for that? Is that

1 something that you guys have to deal with? Let's talk  
2 about it.

3 NATE MITCHELL: Yeah. And I could -- Jamie, you  
4 want to address kind of what the TIS contemplates for  
5 Can-Ada?

6 I do know ACHD has a couple of  
7 site-specific conditions in your staff report as well  
8 for improvement to Can-Ada.

9 COUNCILMAN WHEELOCK: Just nice to have it  
10 publicly talked about. I went around that cement spill  
11 for years that was in the middle of Can-Ada because  
12 it's so steep.

13 DEBORAH NELSON: Canyon County Highway District  
14 actually has the specific comments about Can-Ada  
15 improvements, and it does discuss the realignment  
16 issue.

17 So, Jamie, if you want to add to that.

18 MAYOR CHADWICK: State your name and address,  
19 please.

20 JAMIE MARKOSIAN: Yep. Thank you.

21 Jamie Markosian, Kittleson & Associates,  
22 101 South Capitol Boulevard, Suite 600, Boise, Idaho.

23 Mr. Mayor, Council, the Can-Ada Road  
24 improvements would consist of a few things. Number  
25 one, capacity for traffic.

1           And number two, a physical regrading of  
2 those steep hills. That would occur to mitigate  
3 speeds, increase safety performance, and allow for  
4 better site distances along Can-Ada Road.

5           You know, our TIS indicates those are some  
6 potential mitigations, obviously with future TIS  
7 requirements on any future plat submittal. Those  
8 mitigations would be addressed in full and in complete  
9 based on those various applications and the content  
10 within each of those.

11           COUNCILMAN WHEELOCK: That didn't help me.

12           JAMIE MARKOSIAN: Okay.

13           COUNCILMAN WHEELOCK: I'm honest. Because I  
14 want to know that -- the golf course is going to impact  
15 that road. We all know it. The houses are going to  
16 impact that road.

17           As you incrementally grow this project, if  
18 you grow it small enough, slow enough, does nobody ever  
19 say you've impacted it enough to change that whole  
20 road? Where does that line draw? Does that make  
21 sense? If you do this as a trickle --

22           JAMIE MARKOSIAN: Uh-huh.

23           COUNCILMAN WHEELOCK: -- "Oh, it's not us that's  
24 making the change. Its somebody else. It's coming  
25 from the Canyon County side that we sold off." But

1 noneththeless, we're all impacted by it.

2 I'm curious what that looks like in  
3 realtime, I guess.

4 JAMIE MARKOSIAN: Did you have something?

5 DEBORAH NELSON: I can [unintelligible], and  
6 then Jamie can jump in on anything.

7 So very fair comment. So I think that's  
8 part of why the staff -- the planning staff has  
9 required us to come in with the very first preliminary  
10 plat with the phasing plan, and the transportation  
11 agencies are asking for a specific update to the  
12 transportation plan to match that phasing -- to the TIS  
13 to match that phasing so that you do have the full,  
14 long-term vision now.

15 So we did the full traffic study so you can  
16 see the scale of improvements. Those aren't all  
17 attributable to the project. Right? There's a lot of  
18 improvements that are already needed on these roadways.  
19 But the project is contributing and will -- and will  
20 continue to contribute with each phase.

21 So part of what they'll do with each of  
22 these phasings is determine what is the development  
23 requiring to be done? Are we ahead of improvements  
24 that are being made to that road that are already  
25 planned and funded? And what is our proportionate

1 share?

2 Canyon County Highway District's comments  
3 already take a stab at that. ACHD wants to do it with  
4 the preliminary plat phasing. But all of the agencies  
5 will have to weigh in on our updated plat.

6 So we will have to take it on with each  
7 phase, but it will be set at the beginning how that  
8 phasing plan will roll out.

9 The only small ask now is for the golf  
10 course. The traffic study did consider a golf course  
11 only. And that was the 526 trips per day. And that  
12 does not trigger a traffic study by itself. It will  
13 not trigger these mitigations. None of the  
14 transportation agencies are requiring that be done  
15 before that piece proceed.

16 So I hope that tries to answer your  
17 question, that we're not going to come in with the  
18 first preliminary plat and say, okay, now we're not  
19 going to do any road improvements. That's going to  
20 have to be mapped out with the updated traffic study,  
21 with the buyoff from the transportation agencies, just  
22 like they've done now to look at the whole and say,  
23 okay, we agree with your traffic study. They accepted  
24 the traffic study.

25 But exactly how those improvements are

1 applied to this project and in what time frame happens  
2 with the updates with the platting.

3 COUNCILMAN WHEELOCK: So what does -- how do  
4 we -- how do we -- if we're approving this with just  
5 the golf course and the 560 trips, whatever that is,  
6 how do we approve this without knowing what the phases  
7 are of the future of the whole plan? That's a huge  
8 difference in impact that makes this easier to say,  
9 yeah, that makes sense. And we don't know where we're  
10 going yet.

11 DEBORAH NELSON: Well, you do have an idea of  
12 where you're going because you have this full traffic  
13 study that normally isn't required until you have a  
14 development application. But instead we can't proceed.

15 So if you're worried about that we would  
16 just come in and do the next portion and we do the next  
17 portion, we cannot do that without getting your  
18 approval. So we have to come back to you. So no  
19 residential can continue.

20 NATE MITCHELL: I think it's also important to  
21 note when we say we're coming back with preliminary  
22 plat, it's not going to be multiple preliminary plats.  
23 It will be for the entire development, that we'll have  
24 a detailed phasing plan with it that your  
25 transportation agencies will give you the control

1 you're asking for.

2 COUNCILMAN WHEELOCK: Yeah. When does that  
3 come, is what I'm asking?

4 DEBORAH NELSON: Two years.

5 UNIDENTIFIED SPEAKER: [Unintelligible.]

6 MAYOR CHADWICK: Hey. No. Please.

7 NATE MITCHELL: It will -- if we get the  
8 conceptual approval and agreements on layouts and  
9 matching lots and everything else we're talking about  
10 in this Development Agreement, we'll start on the  
11 engineering of that immediately.

12 It's -- it's a large development that needs  
13 to be -- so when we bring you a preliminary plat, we  
14 basically have to have construction drawings done,  
15 grading plans done for individual lot pads, things like  
16 that. It's going to take two years to build a golf  
17 course.

18 At the same time we would hope to have back  
19 in front of you, inside of that two-year period, those  
20 preliminary plats so that we can -- as the golf course  
21 matures, we can start building lots and selling houses  
22 on it.

23 But the first -- the next step after what  
24 we've asked for now would be a PUD and a preliminary  
25 plat that's going to have a detailed phasing plan in it

1 that the agencies all have to agree to is reasonable.  
2 And that's when they determine when each mitigation is  
3 required.

4 ITD will have to determine, ACHD, Canyon  
5 Highway District No. 4 will have to determine when they  
6 want what improvements made.

7 MAYOR CHADWICK: So can I just take it back off  
8 that?

9 Sorry, David.

10 COUNCILMAN HERSHEY: Please.

11 MAYOR CHADWICK: When I look at the CHD 4 letter  
12 that came, and when we're talking traffic mitigation on  
13 Can-Ada Road, the first thing they talk about is the  
14 intersection of 44 and Can-Ada that says "Intersection  
15 currently operates on a level service of F in the P and  
16 peak hour. CHD recommends approving improvements  
17 providing a level service of D or better shall be  
18 operating prior to issuance of building permits for any  
19 phase of the development."

20 So when we're looking at this -- when I'm  
21 looking at this -- and I believe ITD said something  
22 similar in here about that same intersection. If  
23 that's the very first thing that we're dealing with, I  
24 think it needs to be in here that before you do  
25 anything on the golf course, or simultaneously, either



1 way, that we do a lighted intersection at Can-Ada and  
2 44 with a latecomer's agreement for future developments  
3 that are going to come along that corridor.

4 COUNCILMAN WHEELOCK: If that's part of the  
5 Phase 1 is --

6 MAYOR CHADWICK: Well, this is telling me -- I  
7 guess this is telling me prior to the issuance of any  
8 building permits -- well, the golf course is going to  
9 have some building permits; correct?

10 NATE MITCHELL: The clubhouse would require a  
11 building permit, correct.

12 MAYOR CHADWICK: Yeah. So I mean we would have  
13 to have traffic mitigation done at intersection 44 and  
14 Can-Ada. None of these guys talk about anything from  
15 Can-Ada going up the hill to the golf course. I'm  
16 sorry, from 44 going up. That's the challenge. I  
17 think that's what he's referring to is that hill coming  
18 down.

19 What's the plan to fix that so it can  
20 handle all this traffic?

21 COUNCILMAN WHEELOCK: So that we don't have an  
22 accident in the preliminary construction Phase 0001.

23 DEBORAH NELSON: So I guess one comment that I  
24 just want to make about, Mr. Mayor, your suggestion  
25 here in looking -- and I'll look to the traffic

1 engineer to back this up, the Can-Ada intersection with  
2 44 is not triggered by the trips.

3 Is that what you're talking about? That  
4 Can-Ada --

5 MAYOR CHADWICK: Yeah, Can-Ada and 44.

6 DEBORAH NELSON: Yeah, and 44, is not triggered  
7 by trips from the golf course. That is background  
8 conditions. And so while you're asking for that to be  
9 loaded onto the golf course, that's not triggered by  
10 the trips themselves. 18 percent is the allocation  
11 that Canyon County Highway District --

12 Is that the right letter?

13 MAYOR CHADWICK: Well, they said -- they said in  
14 here, right.

15 DEBORAH NELSON: Yeah.

16 MAYOR CHADWICK: "A proportionate share of cost  
17 to improve the intersection, either through an  
18 established per-lot fee or by a collection of  
19 18 percent of the intersection cost proportionate to  
20 the report."

21 DEBORAH NELSON: Right.

22 MAYOR CHADWICK: "This intersection is not  
23 eligible for funding through impact fees, nor is it  
24 currently funded for improvements by ITD. The current  
25 intersection operates at a level service of F in the

1 p.m. hour. CHD 4 recommends improvements providing a  
2 level service D or better shall be operating prior to  
3 the issuance of building permits for any phase of  
4 development."

5 So they're not even giving us a traffic  
6 thing. They're saying building permits; right? And so  
7 that's -- that's the concern.

8 And then the ITD letter in here indicated  
9 something similar about making sure that the Highway 44  
10 is signalized as well on there.

11 So based off of the recommendations of  
12 those two agencies, how do we move forward without  
13 having that done before any issuance of any building  
14 permits?

15 DEBORAH NELSON: Well, the current intersection  
16 background traffic is causing that failure that's  
17 identified. And that's been studied in the TIS. So  
18 even to get to the full amount of 18 percent, which has  
19 been suggested by Canyon County Highway District,  
20 that's total trips of complete build-out in the 2045.

21 So that's -- once you get in the project  
22 trips, that's when you get to that amount. So there's  
23 an existing deficiency in the system that I guess  
24 that's what we're asking -- you're asking for the  
25 project to pick up that completely, then, before

1 they're the contributor.

2           MAYOR CHADWICK: But with a latecomer's  
3 agreement involved to pay back the remainder of that --  
4 was it 72 percent? 82 percent? Right? If they're  
5 saying 82 percent --

6           DEBORAH NELSON: If there's -- if there's  
7 realistic contributors.

8           MAYOR CHADWICK: Well, there is realistic  
9 contributors along that corridor. I mean there's other  
10 developments that are going to be coming in --

11          DEBORAH NELSON: Yeah.

12          MAYOR CHADWICK: -- between Blessinger and  
13 Can-Ada Road into the city of Star.

14          DEBORAH NELSON: Yeah.

15          MAYOR CHADWICK: And so there is realistic  
16 opportunity for that to get that back. I'm just trying  
17 to -- when I look at my -- the biggest complaint --  
18 there's complaints all over the place. Our -- I'm  
19 going to be honest. Our traffic stuff is a disaster.  
20 We try and try and try and get ITD -- or not ITD.  
21 Well, yeah, ITD, everybody that do projects in Star,  
22 and get this done with the impact fees are collected;  
23 right?

24                   It's not happening. It's getting spent  
25 other places. So we have to find ways to make sure

1 that our traffic is handled in Star. And if it's not  
2 through this process, well, I need everybody else to  
3 get on board and try to get these guys to fund projects  
4 out here.

5 Because we can't -- it's -- in my opinion,  
6 it's not sustainable to go the way we're going on these  
7 roads and not being able to have improved.

8 DEBORAH NELSON: Right.

9 MAYOR CHADWICK: Right? And this -- and this  
10 agency is telling me that before a building permit is  
11 provided you got to have that intersection done. So  
12 how do I go around that? I can't. Right? Because  
13 they're telling me that.

14 And it would be -- to me it would be  
15 shameful for us as a City to go against what the agency  
16 is saying when I'm trying to get the agencies to do  
17 projects in Star so we can mitigate the nightmares that  
18 we're all dealing with out here. Right?

19 I just -- it's part of -- it's part of  
20 my -- but don't clap, please. That's not meant for  
21 clapping. But it's just we got do figure out these  
22 challenges that we're facing here in our community to  
23 make things work. I mean and this is not unique to  
24 this project, I'm going to tell you. I go on this  
25 tirade with all these projects that ever come to the

1 City of Star.

2 DEBORAH NELSON: Yeah. No, I --

3 MAYOR CHADWICK: Right? I just got to figure  
4 out a way to make sure that we can be mobile, right, in  
5 here. And that's why we put that proportionate share  
6 agreement in place and have this project going that's  
7 unfunded right now in the state, right --

8 DEBORAH NELSON: Uh-huh.

9 MAYOR CHADWICK: -- on 44 is to help mitigate  
10 that traffic by coming up with an alternate solution to  
11 the funding mechanisms that they're not doing for us.

12 So that's where I'm at on that, so...

13 DEBORAH NELSON: I don't disagree with your  
14 comments. I think they're fair. I guess all we're  
15 trying to do is figure out how we plug in appropriately  
16 to our proportionate share --

17 MAYOR CHADWICK: Right.

18 DEBORAH NELSON: -- with the actual impacts  
19 using the traffic study.

20 MAYOR CHADWICK: And maybe it is part of the  
21 proportionate share, you know, where that gets funded  
22 through that, in lieu of proportionate share up ahead  
23 in front. I mean we just got to find a solution to  
24 make it happen; right?

25 DEBORAH NELSON: Uh-huh.

1           MAYOR CHADWICK: Okay. Sorry. Anybody else  
2 have a question?

3           COUNCILMAN WHEELOCK: On my right.

4           COUNCILWOMAN SALMONSEN: That was good.

5           MAYOR CHADWICK: Go ahead. Councilman Hershey.

6           COUNCILMAN HERSHEY: Just a clarification here.

7                     You want to close this and it's purely  
8 deliberations next time? Because I'd like to leave it  
9 open.

10           MAYOR CHADWICK: Oh, when it gets -- when we  
11 close the public hearing, it goes into the Council  
12 deliberation, but that deliberation's not happening  
13 until June 20th.

14           COUNCILMAN HERSHEY: Right. What I'm saying is,  
15 though, I want to ask them some stuff, and they might  
16 need a month to think about it.

17           MAYOR CHADWICK: Oh, and that's -- we can talk  
18 about that with Council and stuff as well when we get  
19 to that point. And we're not -- we're not quite there  
20 yet. We're getting close.

21           COUNCILMAN HERSHEY: All right. First off, I  
22 actually really liked how that 12-person process went.  
23 That was smart. I just wanted to say that. Because it  
24 kept it flowing.

25                     Now, I'm losing it. I want to ask --

1 actually, I'm just going to tell you. When it comes to  
2 the transitions, I think it's important that we have  
3 the 1 acres. And I'm going to have to hold to that.

4           Second, I'd like you to reduce the density.  
5 I was looking at 10 percent. And bringing it down to  
6 the 985 makes it a 1.3. I think that's still quite  
7 sustainable. But it does have some areas that do look  
8 like they're getting kind of tight.

9           So I want you to -- you don't have to  
10 answer this today, because that's why I wanted to leave  
11 this open, is to get those 1-acre transitions. I know  
12 what our code says, and I think the 1 acre does fall  
13 into it. Plus, this is an annexation. And in my mind,  
14 annexations have to be looked at very carefully. Also,  
15 it's an extremely large project, so I'm asking you to  
16 reduce the density and go into the 1-acre transitions.

17           Other than that, I agree with the traffic.  
18 I'm no traffic expert, but hearing things that are  
19 alarming. And I think it needs to be evaluated and  
20 looked at even closer over these next couple weeks.

21           Also, something -- let me ask about the  
22 golf course. I don't golf, so I have to ask golf  
23 course questions. I tried to golf, and I actually do  
24 better on my worst day of work than I do on my best day  
25 of golf. I get more angry out there.



1 I don't pass commercial items of any type  
2 on the assumption that they're going to fail. I don't.  
3 I think they -- I have the assumption that those will  
4 succeed. I do believe we have a lot of golfers in this  
5 Valley.

6 But if it was to have to ever not be a golf  
7 course, who actually owns it? I mean who would  
8 actually own this thing when it's built? An HOA?

9 DEBORAH NELSON: Mr. Mayor,  
10 Councilmember Hershey, no, it will be owned by a  
11 private entity that owns and operates the golf course  
12 as a commercial business. And if -- if anything were  
13 to happen to that operation, that's what's allowed on  
14 that property from the Council, if the Council approves  
15 that. And so any -- any different use would have to  
16 come back to the Council.

17 COUNCILMAN HERSHEY: I'm just making sure of  
18 that, because it cannot just go R-2. I mean you're  
19 going to be capped -- you've even asked for a cap. And  
20 I've asked you for a 985 cap.

21 So I just want to be clear, if the golf  
22 course was to -- I don't know. I don't know how many  
23 golf courses are out there, but I know how many people  
24 I know that golf. Everybody but me. And so I think it  
25 has a great chance of success. I do concern myself

1 with traffic.

2           And like Councilman Wheelock said, I, too,  
3 am concerned about the trickle effect. I am very happy  
4 you brought the whole thing initially. And I know this  
5 is just a look. This is not -- there's nothing -- like  
6 you said, there's no actual plats in this.

7           Is the golf course technically in the right  
8 spot, though? Because you do seem to have a lot of  
9 information on that.

10           NATE MITCHELL: The simple answer is yes. So  
11 the process we went about with Mr. Weiskopf and Phil  
12 Smith design was put the golf course where you want it.  
13 We gave them a blank canvas, said, "Go at it. We will  
14 make -- we will make whatever development fit around  
15 your golf course."

16           To touch on a couple of the things that  
17 were brought up, the safe zones as far as breaking  
18 windows. There's requirements for golf course design  
19 that makes those fairways wide enough that even you and  
20 I don't go out and break windows.

21           COUNCILMAN HERSHEY: Trust me, you have no idea.

22           NATE MITCHELL: No, I'm with you. And just  
23 remember, there's never anything worth getting mad  
24 about on a golf course.

25           COUNCILMAN HERSHEY: Well, in all reality, Nate,

1 I'm going to tell you this, if you build a golf course  
2 and you build a house on a golf course and I go, Gee, I  
3 really like that house on the golf course and my window  
4 gets broken, I don't think you can blame many people.  
5 You saw that it was sitting there on a golf course.

6 NATE MITCHELL: I don't disagree with you. But  
7 I also tell you that if you break a golf -- if you  
8 break a window as a golfer, you're liable for the cost  
9 of the window.

10 COUNCILMAN HERSHEY: All right. Well, that's --  
11 well, that just got more expensive.

12 So yeah, back to my original point. The  
13 trickling in effect is something I do worry about. So  
14 if this does pass, that preliminary plat, which would  
15 take years, I know, would have to come in all at once.  
16 There would be no other way around it.

17 NATE MITCHELL: Your code doesn't allow for  
18 anything else.

19 COUNCILMAN HERSHEY: And also, just like the  
20 Mayor stated, there's going to have to be some heavy  
21 traffic mitigation, maybe even pre to what you're  
22 looking for, just to -- because it is a heavy concern.  
23 I mean I've lived here for -- I think I just passed  
24 about 11 years.

25 And Star, to me, was -- it never felt

1 small, because, you know, we're intersected by two  
2 highways and another one. And the Valley is right in  
3 the middle. I mean I knew what was going to happen,  
4 and yet I was still dumb enough to run for City  
5 Council.

6 So I don't know where that came from. But  
7 traffic is a concern. And houses bring traffic and  
8 business brings traffic, and they bring it at different  
9 times, but it is something that is very concerning to  
10 think about.

11 So -- and that's another reason why I'm  
12 asking for -- it may seem like a lot, but I am asking  
13 for the 10 percent reduction, and I really would like  
14 the 1-acre transitions because that would mirror, and I  
15 heard a lot of people say, that's what they would feel  
16 more comfortable with. And I think it's a -- it's a  
17 fair ask.

18 But that's my comments for now.

19 MAYOR CHADWICK: Okay. Any further comments of  
20 Council?

21 Councilman Nielsen, you haven't -- you  
22 wanted to say something a minute ago.

23 COUNCILMAN NIELSEN: I've got a lot of things to  
24 say.

25 MAYOR CHADWICK: Okay.

1           COUNCILMAN NIELSEN: But I'll start by saying I  
2 kind of agree with Councilman Hershey. I think if it's  
3 possible, I would not like to close the public hearing  
4 tonight so that we can reflect on testimony and  
5 continue to ask questions of the applicant at the next  
6 hearing or the continuation.

7           MAYOR CHADWICK: Yeah, Chris, that's -- that's  
8 okay; correct?

9           CHRIS YORGASON: Mayor, Members of Council,  
10 yeah, I think what we'd want to do is you still want to  
11 close generally the public hearing portion so you're  
12 not going to bring in any new evidence, you're not  
13 getting any written testimony that's outside of  
14 whatever was heard tonight and is part of the record.  
15 And so doing that, I think is okay, leave things all  
16 done, lets the Council to consider what you've heard  
17 tonight, allow the applicant to come back, even maybe  
18 respond to some of the questions [unintelligible] notes  
19 and have some further discussion and ask more questions  
20 at that time, I think that's fine.

21                   But I think you would want to make sure  
22 it's closed.

23           MAYOR CHADWICK: Okay.

24           CHRIS YORGASON: -- to any -- any communication  
25 directly with the Council, whether it's, you know, oral

1 or written.

2 COUNCILMAN NIELSEN: Yeah. I think that's fine.  
3 The closed part doesn't matter. It's the ability to  
4 still communicate and ask questions, have dialogue with  
5 the applicant before we move into deliberation.

6 MAYOR CHADWICK: Okay.

7 COUNCILMAN NIELSEN: So, you know, I've heard  
8 really clearly tonight that people are concerned with  
9 traffic. And not just folks who testified, we all are.  
10 You know, this is -- this is a challenge that we live  
11 with day in and day out, just like everybody else. And  
12 this is a challenge that we ran for public office to  
13 try to help be part of the solution for.

14 And part of that is also responding to  
15 these applications that come before us. You know,  
16 we've heard testimony here tonight that you guys are as  
17 bad as people from other states. You know, we didn't  
18 ask Mr. Phillips to bring this application to us.

19 And I think -- and I say that not in  
20 defense of -- of the City or of the Council, but just  
21 as a part of understanding the process that we're  
22 involved in here, is the applicant's constitutional  
23 right to have this hearing and to have these things  
24 presented and your consti- everybody's constitutional  
25 rights to have their voice heard here so that we can

1 consider all the facts and make the best decision  
2 possible.

3           And I think as part of that process,  
4 understanding traffic, understanding the planning for  
5 traffic, understanding the timing of when mitigations  
6 are put in, understanding what goes into determining  
7 what those mitigations are, you know, I've been doing  
8 this for seven years now, and I feel like I'm just  
9 barely starting to understand it.

10           And I don't say that because I feel like  
11 I've done a poor job as a Councilperson. I've really  
12 tried. It's just that complex. And I'm not a traffic  
13 engineer, you know. And I haven't gone to school for  
14 it. And even if I did, I don't know if then I'd still  
15 understand it. It takes a lot of people and a lot of  
16 agencies and a lot of cooperation.

17           And so, you know, having said that, it's  
18 understandable why we drive down the roads bumper to  
19 bumper and it takes us 20 minutes to get through Star  
20 and we're frustrated. Right?

21           And so that doesn't change the fact that  
22 you all moved here. That doesn't change the fact that  
23 more people are going to move here. It just -- it's  
24 what brings us together here tonight.

25           And so how do we -- how do we honor

1 people's agency and honor their rights? And not just  
2 for the applicant, but for each and every person who  
3 lives in our community, and, frankly, gets to travel  
4 through our community. You know, more than 70 percent  
5 of the trips that come through our community don't  
6 start here in Star. They're from outside. So the --  
7 it's a complex problem.

8           And I don't know, Nate, or, you know,  
9 anybody on your team, if you guys have had the ability  
10 to simplify it any further than what you've tried to do  
11 already, but I think some more dialogue about the  
12 process that things go through and how agencies impact  
13 things in the future.

14           You know, we started the hearing, I asked  
15 Shawn a question, I asked him to talk about these  
16 future things that we might put in our -- in a  
17 Development Agreement. And I asked that question  
18 because I felt that getting to that clarity and having  
19 that understanding that not everything is known at this  
20 point in time.

21           But when is it known and when will we know  
22 and what assurances will we have that we're not just  
23 signing a blank check. And -- or not being asked to  
24 sign a blank check that you as an applicant, and all  
25 applicants that come through the City, how does that



1 work?

2 NATE MITCHELL: I'm going to take a shot at  
3 this, and then Deb's going to correct me.

4 We're not asking for a blank check. We're  
5 actually offering to you through the Development  
6 Agreement process to define the check we're asking to  
7 be -- for you to write. We do it through caps on  
8 density. Whether we end up at 985 or 1,094 or  
9 whatever, you're going to have a contractual obligation  
10 from us that we can't exceed that.

11 So we can't just go build 4,000 houses  
12 because we feel like it because the golf course didn't  
13 work. We're capped at whatever number that number's  
14 capped at.

15 We're agreeing in that same Development  
16 Agreement to comply with the mitigation that's  
17 determined by those traffic engineers at the time our  
18 impact takes place through their study who I -- and you  
19 can talk to this guy for months to try and figure out  
20 what he knows, because he did go to school for it.

21 I'm with you, I've been dealing in this  
22 since 2000 on both sides of this table, and it is a  
23 very complex issue. But that's your -- your  
24 Development Agreement process gives you guys the  
25 hammer. And there's only one target you can swing at

1 that hammer with, and that's us.

2 So when we say -- when your development  
3 says the applicant shall comply with the mitigation as  
4 required by ACHD, ITD, CHD 4, that's what we have to  
5 do. We don't have an option.

6 COUNCILMAN NIELSEN: And if I could, when --  
7 when the responses from these traffic agencies come  
8 back with a massive list of roads --

9 NATE MITCHELL: Correct.

10 COUNCILMAN NIELSEN: -- and a list of unfunded,  
11 unfunded, unfunded, unfunded, unfunded, I mean it's  
12 understandable that people look at that and it's really  
13 concerning. Right?

14 NATE MITCHELL: No, absolutely. I --

15 COUNCILMAN NIELSEN: So why does it come back  
16 that way, and when will it not be that way?

17 NATE MITCHELL: It comes back that way -- and  
18 you can go into a lot more of the structure of the --  
19 the scope of the TIS. It comes back that way  
20 because -- because you've got a very big proposal in  
21 front of you, and it's going to take until 2045 to get  
22 it built.

23 We're not going to build it next week.  
24 Right? So -- so things don't stay the same, background  
25 conditions, existing deficiencies are getting

1 corrected. You're collecting proportionate share fees  
2 that are going to end up on some road project  
3 somewhere. Right? Are you not? Are you collecting  
4 impact fees that are going to end up somewhere?

5 As those take place and he updates his TIS,  
6 we make adjustments for the projects that have  
7 occurred. If all of Can-Ada Road develops before we  
8 develop, those developers will build that road as we  
9 go.

10 So we can't get to the answer today for  
11 when I've got Phase 19 of this subdivision in front of  
12 you for a final plat in 2040. It's physically  
13 impossible to do.

14 COUNCILMAN NIELSEN: Some of those old farmers  
15 in those metal chairs at the Merc are going to be upset  
16 at you in 2040 with all those final plats.

17 NATE MITCHELL: They're upset at me today. I  
18 sit there with them every day.

19 MAYOR CHADWICK: So real quick -- have you got  
20 more questions? Because I want to ask a question.

21 COUNCILMAN NIELSEN: Well, I'm interested. It  
22 appears I do have something to contribute to that. And  
23 if not, then I'm finished for now.

24 DEBORAH NELSON: Well, Councilmember Nielsen, I  
25 was just going to offer that ACHD's got a really

1 sophisticated process. We read a lot of ACHD staff  
2 reports. And, you know, they provide detailed staff  
3 reports with preliminary plats, because they've got  
4 statutory authority to do that.

5           And they take a look at all the roads that  
6 you're going to impact and the percentage of your  
7 impacts on the roads. If they're close to being funded  
8 by another project within the build-out of your  
9 project, then they'll usually defer to their funding  
10 mechanism and their five-year work plan to see if it's  
11 already being funded and divert your attention to other  
12 roads that may not be in that situation.

13           They also have a very strict policy about  
14 how they determine whether the improvement needs to be  
15 done based on your percentage of impacts. So if it's  
16 already failing, and you're just adding to the problem  
17 but it was already there, and if you're less than  
18 10 percent, then you're not required to improve that.  
19 If you're more than 10 percent, then you may be,  
20 depending on what their funding is.

21           And they evaluate it road by road,  
22 intersection by intersection just like that. And they  
23 go through and determine, okay, is the right-of-way  
24 available? What can you do? What are you responsible  
25 for?

1           If it's not feasible, then you have to  
2 provide alternative mitigation, but then they evaluate  
3 that. So it's a very detailed, extensive process that  
4 they go through.

5           ITD instead has opted for a less specific  
6 process. They have fewer roads involved. Obviously  
7 that's not true in Star. You have a lot of ITD roads.  
8 But you have probably seen this quite a bit, they've  
9 done a proportionate share payment instead, or they've  
10 asked for that.

11           The City and ITD have recently adjusted  
12 that to be a thousand dollars per unit. Rather than  
13 going through that specific analysis that I just walked  
14 through that ACHD does, ITD, I think, has decided as a  
15 wash all of that is a lot of work, I'll do a thousand  
16 dollars per unit, and that's exactly what's being  
17 charged here and everywhere else.

18           So they've taken a different approach, but  
19 the same idea, to try to mitigate that. And the City  
20 holds those funds. And as the Mayor said, you want  
21 those to be spent in your city.

22           So that's, you know, some input about, you  
23 know, how does that work when we get to the specific  
24 plats. It's more rigorous. At this point they're just  
25 looking at the big vision of the TIS to see if it was

1 done correctly and commenting generally on it.

2           MAYOR CHADWICK: So I just want to ask this  
3 question.

4                       How do we get around, with this  
5 development, the issues that we face on the ACHD road  
6 stuff when the arterials, they don't require the  
7 developer to build them out because they have it  
8 supposedly at some point on their plan to do it --

9           DEBORAH NELSON: Uh-huh.

10           MAYOR CHADWICK: -- but they collect impact fees  
11 where the impact fees are being used somewhere else?  
12 They're not always in the same jurisdiction where  
13 they're collected.

14           DEBORAH NELSON: That's true.

15           MAYOR CHADWICK: So how do we get around that  
16 concept with what we're dealing with, with the traffic  
17 issues we have today, with your development and the  
18 traffic burden it's going to cause in some of those  
19 intersections that they've identified?

20           COUNCILMAN NIELSEN: Can you imagine if 500  
21 people showed up at an ACHD hearing?

22           MAYOR CHADWICK: Yeah, I want all 10,000 of you  
23 out there at an ACHD hearing. Right?

24                       But I mean this is the challenge --

25           DEBORAH NELSON: Yeah.

1           MAYOR CHADWICK: -- that we're faced with. I  
2 mean this is the reality of what's happening. We've  
3 had developments where it just blows me away that they  
4 just haven't put in the gravel in that section and not  
5 build it out, but then it's not in their improvement  
6 plan, you know, on the five-year integrated work plan,  
7 so we don't have any idea when that's going to get  
8 fixed. And no developer's required to build it. But  
9 yet your impact fees are going somewhere else.

10                       So this is the crazy dynamic we're trying  
11 to figure out and deal with and make certain that we're  
12 getting it serviced here in Star with the development.

13           DEBORAH NELSON: Mr. Mayor, you won't be  
14 surprised to know that I hear this in Boise, that all  
15 of the impact fees are being used in Star.

16           MAYOR CHADWICK: Probably every jurisdiction.

17           DEBORAH NELSON: So it's every -- it's every  
18 jurisdiction's feeling.

19                       ACHD can answer this far better than I ever  
20 could about how they allocate that. But you know as a  
21 city mayor, you participate and request, you get to put  
22 in, I think is it annually, your list of priority  
23 projects that they consider, and they use that in their  
24 two-year budgeting cycle as part of their five-year  
25 work plan.

1           And they have a proportionate amount of  
2 money that they spend of impact fees throughout the  
3 Valley and every jurisdiction. You get to weigh in on  
4 that, and they will follow your priorities up to that  
5 amount. And then you can come back in in the next  
6 budget cycle and say "We changed our mind. Now this is  
7 a bigger priority."

8           It doesn't -- so you don't get this dollar,  
9 just like you don't get this molecule, but you get a  
10 proportionate share of those impact fees.

11           MAYOR CHADWICK: And I know they're online  
12 listening to me right now, but I'm telling you, it's a  
13 challenge because it's not happening out there right  
14 now. You know, until we see things happening --

15           DEBORAH NELSON: Yeah.

16           MAYOR CHADWICK: -- that's our -- that's our  
17 concern, so --

18           DEBORAH NELSON: And from the developer's point  
19 of view, I guess like I was trying to express with the  
20 intersection before, we definitely don't disagree with  
21 your -- any of your objectives to try and improve the  
22 roads. It's beneficial for the project too.

23           We're just trying to weigh in and make sure  
24 we're paying the proportionate share and the timing is  
25 appropriate. That's all.



1           MAYOR CHADWICK: Right.

2           DEBORAH NELSON: Same with impact fees.

3           MAYOR CHADWICK: So I'm going to -- I'm going to  
4 hold -- we said that we're going to end at 11:30, and  
5 it's right there.

6                         So, Chris, do we need to just do a motion  
7 to close the public hearing and -- and continue the  
8 discussion with the applicant on June 20th?

9           CHRIS YORGASON: Yes.

10          MAYOR CHADWICK: Would that be the cleanest?

11          CHRIS YORGASON: You're not getting anything  
12 new.

13          MAYOR CHADWICK: Yeah, no new testimony.

14          CHRIS YORGASON: Right.

15          MAYOR CHADWICK: Okay. So I'll enter -- so can  
16 I do that?

17          CHRIS YORGASON: Yes. So close the public  
18 hearing and then we'll continue the --

19          MAYOR CHADWICK: The deliberation with the  
20 applicant.

21          CHRIS YORGASON: Yeah, it's actually probably  
22 not even a deliberation. So we're closing the public  
23 hearing to any additional public input, but we'll --  
24 because this is still part of the public hearing  
25 process, this conversation.

1           MAYOR CHADWICK: Right.

2           CHRIS YORGASON: So --

3           MAYOR CHADWICK: So closing the public input?

4           CHRIS YORGASON: Yeah.

5           MAYOR CHADWICK: Okay.

6           CHRIS YORGASON: And then we'll continue the  
7 public hearing to receive additional information and  
8 continue the conversation with the applicant to the  
9 next meeting. And we'll need it to a date certain, of  
10 course. And then we'll do the [unintelligible].

11          MAYOR CHADWICK: Did somebody write that down?

12          COUNCILMAN WHEELOCK: I'll make the -- David  
13 did.

14          MAYOR CHADWICK: Okay, David.

15          COUNCILMAN HERSHEY: Before I do, I'm going to  
16 have a closing remark. It's only one second long.

17                 You know, I've heard a lot about Star. And  
18 I'm going to tell you this. The qualities of Star are  
19 not the size, the number of people, or where you're  
20 from. The qualities of Star are what you bring and  
21 what you give. And that's what makes Star great. And  
22 everywhere I go, I see great people.

23                 That's why I do this job, because you can  
24 ask me at any time, do I like this job, and I guarantee  
25 I'll say the same answer. Nope, I really don't.

1                   But the sacrifices I make personally I  
2 think benefit the City. And I see that with everyone  
3 at these tables here.

4                   So in that, Mr. Mayor, I'd like to -- okay.  
5 I forgot -- table --

6                   COUNCILWOMAN SALMONSEN: Close.

7                   MAYOR CHADWICK: No, we -- do I do that or do --

8                   COUNCILMAN HERSHEY: You have to close it. You  
9 have to close it.

10                  UNIDENTIFIED SPEAKER: You want me to do it?

11                  MAYOR CHADWICK: It's a little bit different.

12                  CHRIS YORGASON: Yeah, Mayor, you can -- you can  
13 declare the public hearing is closed to any further --

14                  MAYOR CHADWICK: Okay.

15                  CHRIS YORGASON: -- public input.

16                  MAYOR CHADWICK: Okay. All right. So I'm going  
17 to -- it's a little different than what we usually do.  
18 So I'm going to close -- I'm going to declare that the  
19 public input is closed --

20                  CHRIS YORGASON: Portion of the public hearing  
21 is closed.

22                  MAYOR CHADWICK: -- on this public hearing and  
23 that we will --

24                  CHRIS YORGASON: And you motion to continue.

25                  MAYOR CHADWICK: At 11:29. Okay.

1           CHRIS YORGASON: You'll need a motion to  
2 continue the public hearing and continue the discussion  
3 with the applicant and deliberation to a date certain.

4           MAYOR CHADWICK: Okay. Now we need a motion.

5           COUNCILMAN HERSHEY: All right. Mr. Mayor, I  
6 make a motion that we -- you closed the public comment.

7           MAYOR CHADWICK: You don't have to do the public  
8 hearing part. We just [unintelligible] --

9           COUNCILMAN HERSHEY: We continue this public  
10 hearing with the applicant and Council deliberations to  
11 the 21st --

12          MAYOR CHADWICK: 20th, 20th of June.

13          COUNCILMAN HERSHEY: -- 20th of June --

14          MAYOR CHADWICK: At 7:00 p.m.

15          COUNCILMAN HERSHEY: -- at 7:00 p.m. at  
16 LifeSprings Church, I believe.

17          MAYOR CHADWICK: Yeah.

18          COUNCILMAN HERSHEY: LifeSpring Church. Excuse  
19 me.

20          MAYOR CHADWICK: Okay. We have a motion.

21                   Do we have a second?

22          COUNCILMAN WHEELLOCK: I'll second.

23          MAYOR CHADWICK: We have a motion and a second.

24                   Any further discussion?

25                   Hearing none, roll call.

1 THE CLERK: Hershey.

2 COUNCILMAN HERSHEY: Aye.

3 THE CLERK: Wheelock.

4 COUNCILMAN WHEELLOCK: Aye.

5 THE CLERK: Salmonsens.

6 COUNCILWOMAN SALMONSEN: Aye.

7 THE CLERK: Nielsen.

8 COUNCILMAN NIELSEN: Aye.

9 MAYOR CHADWICK: Okay. So has been continued  
10 until June 20th. And it's very clear to the public  
11 that you can't contact the Council on this at all,  
12 because now we're just into the discussions with the  
13 applicant at this time.

14 I want to thank everybody for coming out  
15 and participating as part of the process, and we will  
16 see everybody on June 20th.

17 So at 11:30 am going to end.

18 (End of video file.)

19 -oOo-

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Audio Transcription

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REPORTER'S CERTIFICATE

I, JEFF LaMAR, CSR No. 640, Certified Shorthand Reporter, certify:

That the audio recording of the proceedings was transcribed by me or under my direction.

That the foregoing is a true and correct transcription of all testimony given, to the best of my ability.

I further certify that I am not a relative or employee of any attorney or party, nor am I financially interested in the action.

IN WITNESS WHEREOF, I set my hand and seal this 8th day of June, 2023.



---

JEFF LaMAR, CSR NO. 640  
Notary Public  
Post Office Box 2636  
Boise, Idaho 83701-2636

My commission expires December 30, 2023

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