

February 18, 2022

Star City Council
Star, Idaho

RE: Willowbrook Annexation
Application #'s AZ21-12/DA-21-20/PUD-21-02

Mayor Chadwick and Council members,

I strongly urge no annexation of the above referenced project. The proposed Willowbrook development will further destroy the Integrity of our beautiful, once serene, STAR, ID. I moved to Star from Eagle seven years ago to escape the very thing that is happening to this area now. My first home in Eagle looked down on a 2 lane Eagle Rd. The only businesses in Eagle were the Chevron Station, Orville Jacksons, Liquor store with a small market, small grocery store, and a few other little stores. LOOK at Eagle now; is that really what Star is going to become?

This project will significantly impact our packed Hwy. 44 with ingress and egress issues already existing. The addition of nearly 40,000 car trips per day on Hwy. 44 and Hwy. 16 is unimaginable.

Star is already facing water supply issues. What will happen when the proposed Willowbrook development adds over 4,000 homes, 600 townhome/patio homes, and an 18 hole golf course. The golf course alone is a water guzzler! We all know we cannot exist without water. Where will the water come from for this project?

What Impact would this have on our Police force and our Fire Department? WE need these services in our Community, they are vitally important.

It is with the deepest respect that I ask that this annexation of property (Willowbrook) into Star is NOT approved. Please keep some rural areas in Star. Save a part of what many people previously loved about Star.

I don't know what part, if any, ACHD and ITD play in this decision but would be most interested in finding out if someone would e-mail me back at b.barsness@yahoo.com or call me at 208/861-2627.

Thank you all for your service to our community.

Sincerely,

Barbara Barsness

February 22, 2022

Dear Mayor Chadwick, and City Council,

One of the reasons we moved our family to Star, Idaho was to get away from the craziness of big city life. Star was appealing due to the smaller community and the fact that there was a little more “elbow room” out this way. The charm of the smaller town, slower pace and close-knit community was another factor. We love Star and hope to spend the rest of our lives here.

We understand that progress is something you cannot stop, but we urge you and the City Council to support responsible growth. That said, how can you and your colleagues agree that Willowbrook is considered responsible growth and/or beneficial to the community of Star based on the current proposal?

How can anyone deny that building that many homes along with a Golf Course in just phase one alone wouldn't cause a strain on so many levels to the community? There is great concern over water or lack of to sustain such a large development, and then of course there is the issue of traffic. Why are you and the City Council not requiring that the builder pay for and improve surrounding infrastructure before even one house is built? The burden that will be placed on the residents of the surrounding development due to traffic and cost alone is insurmountable.

Please we urge you to deny such a large development and tell the developer “NO”. We hope you will reconsider allowing this development to move forward under its current proposed plan. When is enough, enough? Why is so much development being allowed to proceed when the current infrastructure cannot even handle or sustain the growth we have here in Star now? Star is growing and thriving, and we understand that means more tax revenue and a more secure future for Star. However, there is a fine line between growth and long-term irreversible damage to such a unique and special place that shouldn't be overlooked.

Thank you for your time,

Ronald and Darcie Grote

Ronald & Darcie Grote 12628 W. Deep Canyon Dr. Star, ID 83669

Trevor Chadwick

From: Samuel Hunter II <hunter_deuce@hotmail.com>
Sent: Tuesday, February 15, 2022 9:06 AM
To: Trevor Chadwick
Subject: Willowbrook Annexation

Hello Trevor,

Wanted to put my vote of NO on this for the record.

This would be such a disaster.

Thanks,

Samuel Hunter II

April 18, 2022

Star City Council
Star, Idaho

RE: Willowbrook Annexation
Application #'s AZ21-12/DA-21-20/PUD-21-02

Mayor Chadwick and Council members,

I am writing today to speak for myself, my family, and most of my neighbors that you choose NOT to annex the above referenced project known as Willowbrook. I know that you all love living here as much as my family does, and it would be a shame to destroy this beautiful, rural area. Please consider the following:

1. ZONING – Please consider the already designated R1 zoning in Hillsdale, Monument Ridge, and surrounding areas for this project, and match said zoning, if project is approved.
2. ROADWAYS – The current roads, especially throughout Hillsdale and Lanktree Gulch are used for equestrian and country living in this rural area. Please consider this so that we may still ride our horses safely in the neighborhood that we have been riding in for 25+ years.
3. WATER – Please consider the potential problems that would arise if such a project is approved for all of the current residents that are already being fined for their water usage and those that may have to dig deeper wells if the water is to be shared with such a monstrous population and golf course, especially in these times of drought.
4. TRAFFIC – Especially along CanAda, which is already in disrepair and somewhat dangerous, please consider the ramifications that creating the proposed amount of traffic will cause. Monument Ridge will also be flooded with traffic as people will use this street to cut through and there are no gutters, no curbs, and no sidewalks – making this especially dangerous to those that walk and ride along this road daily.
5. WILDLIFE – Please consider the effect of displacing our wildlife which we have all grown so fond of observing.

I am humbly asking that the Willowbrook project is NOT approved. Let's keep Star a quiet, small town for everyone to enjoy.

Thank you all for your service to our community and thank you for your consideration.

Sincerely,

Sara Kalfas, Resident of Monument Ridge

Trevor Chadwick

From: Shane Smith <ssmith000@yahoo.com>
Sent: Friday, February 25, 2022 1:46 PM
To: Shawn Nickel; Trevor Chadwick
Subject: Support of Willowbrook golf course

City of Star

Fully support getting another premier golf course to the area. Why would we not want this?

Regards
Shane

[Sent from Yahoo Mail for iPhone](#)

Trevor Chadwick

From: Steve H <firebehavior@gmail.com>
Sent: Saturday, February 19, 2022 2:17 PM
To: Trevor Chadwick
Subject: Willowbrook Development

Hello Mayor.

My wife and I own a house in Hillsdale, so we have a keen interest in the proposed Willowbrook Development. Just to let you know, we are neither in favor nor opposed to the development.

Our chief concerns are to ensure that irrigation and domestic water for the development does not come from the same Aquifer as our wells; and, we believe the developer should fund sufficient road improvements to ensure a smooth and efficient traffic flow to CanAda Road and Idaho 16.

From a positive standpoint, some perks would be the opportunity to connect our sewer system to the City, the opportunity to connect to fiber-optic lines and we would definitely appreciate the convenience of easy access to a quality golf course.

Thanks for your service.
Steve & Allyson Holdsambeck.

Trevor Chadwick

From: Steve Burton <burtonsj3@hotmail.com>
Sent: Thursday, January 27, 2022 10:51 AM
To: Trevor Chadwick
Subject: Willowbrook Workshop

Mayor,

Thanks for letting us join in on the workshop and listen to what is going on. I found the information very interesting and hope the groups continue to work toward mutual benefits. I look forward to the next two workshops.

Questions I kept asking myself and wondered why no one asked Nate Mitchell was, "If the City of Star only approves annexation of the property in phase I of the project, will the project be progressed? Does the phase I portion depend upon the annexation approval of phases II and III? What if the property in Canyon County is only allowed the maximum density of 2 houses per acre, does that stipulation negate the entire project?"

Perhaps you already know the answer to those questions.

Steve Burton
6915 Canyon Bend Ct.

Sent from [Mail](#) for Windows

Dana Partridge

From: Thomas Daggett <t.daggett@comcast.net>
Sent: Wednesday, February 9, 2022 3:59 PM
To: Shawn Nickel; Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Kevan Wheelock; David Hershey
Subject: Willowbrook Golf Community-Water Discussion

Dear Mr. Mayor, City Council members and Mr. Nickel, I am a resident of Hillsdale and my wife and I attended the Willowbrook Golf Community meeting on-line last evening, February 8, 2022. We appreciate the opportunity to view this important workshop. While there are many matters to consider as plans for Willowbrook are developed we have, so far, one very major concern that we hope you are able to address.

The Developer of Willowbrook noted that the golf course alone will use approximately 600,000 to 700,000 gallons of water per day. I would guess that this may vary depending upon time of year and weather. As you know, and as was discussed during the meeting, the Hillsdale community has its own water system provided by community wells. When the discussion centered on the golf course potentially depleting the Hillsdale wells the response from the Developer was essentially, "They, Hillsdale, will need to dig deeper wells." He was very vague relative to the obligation that Willowbrook may have toward the failure or depletion of the existing Hillsdale wells.

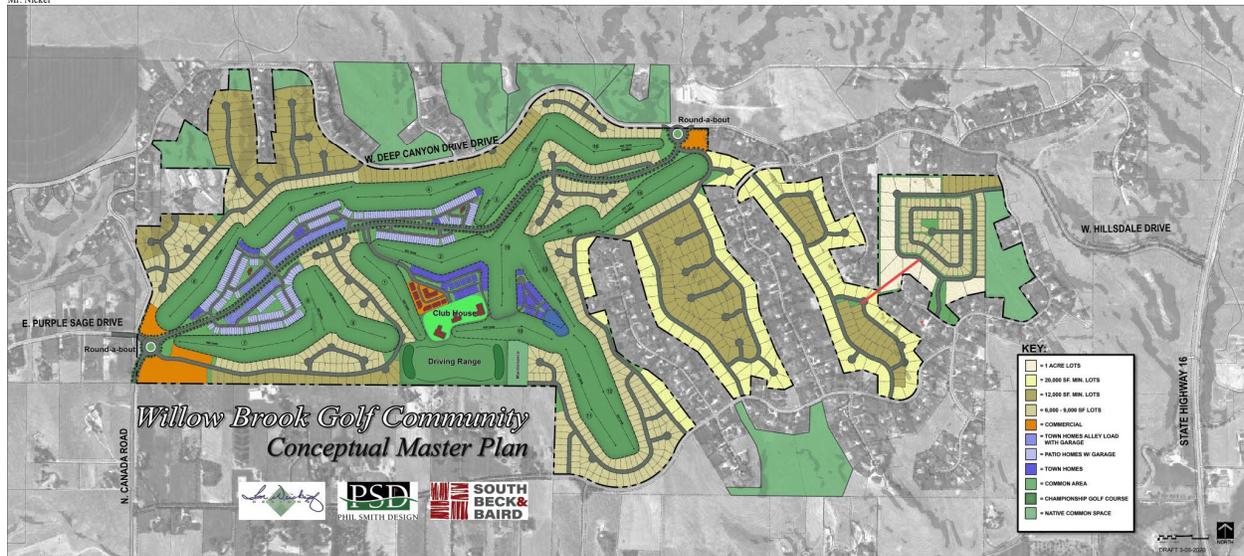
It seems to us that if there is even a remote possibility of depleting or diminishing the Hillsdale wells that part of this development approval process should be to evaluate this potential now, in lieu of facing very serious and costly issues in the future. I would think that should the Hillsdale wells be depleted, litigation, poor press and very unhappy citizens would be guaranteed. Doesn't it make sense to address this matter in detail as part of the review process? Certainly the city has access to expert hydrologists who could assist the city, Willowbrook and Hillsdale assess this potential before the golf community breaks ground. As future neighbors of the Willowbrook Golf Community it certainly isn't comforting to hear the Developer indicate that we may 'need to dig deeper wells.'

Once again we are grateful to have a voice in the process. Thank you for your attention.

Sincerely,
Tom and Barbara Daggett
12691 W. Deep Canyon Drive, STAR, Idaho

From: [WILLIAM BUCKNER](#)
 To: [Steve Nicks](#); [Loren Chubbuck](#); [Sean Nicks](#); [Jennifer Strommer](#); [Sean Whistler](#); [Derek Boudreau](#)
 Cc: [william@william-buckner.com](#)
 Subject: Willow Brook Development
 Date: Friday, February 18, 2022 9:16:37 AM

Mr. Nickel



Attached is the conceptual map of Willow Brook, I live at 5089 N GOLDEN VIEW CT in a quiet 8 home culdesac on the eastern side of Hillsdale Subdivision. I purchased this home specifically for my Grandchildren to be able to play safely without dangerous traffic. I've lived in Star for 24 years, realize growth is inevitable.

The Subdivision east of me has over 120 homes proposed which will have over 300 vehicles traveling in and out of the proposed entrance/exit onto my street Golden View Ct. People will use this road when going down into Star vs. Hwy16.

My neighbors and I very concerned about the safety/danger Golden View Ct handling this much traffic and affecting our QUALITY OF LIFE. I highlighted where I live with a red dot, also added a possible solution road in red where the two subs can have a road connecting.

I ask that yourself and City Council PLEASE PLEASE do your due diligence be REASONABLE AND PRUDENT to abandon this entrance/exit road concept and relocate.

Bill Slomden
 5089 N GOLDEN VIEW CT
 STAR IDAHO
 83669

Trevor Chadwick

From: Zach Omsirisack <zachomsirisack@icloud.com>
Sent: Tuesday, February 22, 2022 3:30 PM
To: Trevor Chadwick
Subject: Golf course support!

I'm emailing in regards to the golf course being built in star. I believe that it will be incredible for the golfing community but the community of star as well. I've seen what golf courses have brought to smaller city's before and what it can do for the future. I believe it will not only provide an amazing golf course but also jobs and revenue for the city! I look forward to this course opening!

- Zachary omsirisack

Sent from my iPhone

Trevor Chadwick

From: Bill Roberts <broberts4374@yahoo.com>
Sent: Thursday, February 10, 2022 11:12 AM
To: Kevin Nielsen; Kevan Wheelock; Trevor Chadwick; David Hershey; Jennifer Salmonsens
Subject: Willowbrook Development in Star

Mayor and Council,

Hello, My wife and I recently move to Hillsdale Estates (last February 2021) and have enjoyed the peaceful environment it offers. When we started looking for a place in Idaho to retire, we started to look in Eagle since my family roots have been there for the last 60 years. We started our search about three (3) years ago and found the Eagle area to have changed significantly with dense development throughout the city and rural areas. This prompted us to look at Star as a better option for us. Specifically, the Hillsdale Estates development. Soon after we moved in, we started hearing the neighbors talking about the potential for a new development planned throughout the open fields within Hillsdale. Well, that got our attention and I started to inquire further. Most of the neighbors said that an attempt to develop these fields was turned down a few years ago and that this is a long way off from being done any time soon. That settled my nerves somewhat. However, after being on-line to watch the last two "workshops" (Jan. 25th & Feb. 8th), I most definitely have concerns and want to express my opinions. I completely understand the need to expand and develop rural areas within or near the city of Star, but to do it in the proposed fashion the way the Willowbrook group is proposing is crazy to me.

I have read the other letters written to your group, expressing their concerns and opinions and I share all of their concerns as well. To think that this city could actually consider approving over four (4) thousand homes in this area is unreal to me. I know the Willowbrook group is conducting a TIS at this time and should, but no matter what they come up with there will be a massive impact. I know the Willowbrook group has done the water and sewer assessment and presented it at the last Workshop, but I have a hard time accepting their confidence in their presentation.

It seems to me to put a golf course within this huge development is a small gesture or even "bait" for this plan to be approved by your organization. After reviewing the preliminary plan, I realized that the bulk of the planned housing is adjacent to existing Hillsdale Estate homes and throughout the open fields and gullies (west of High Prairie, west of High Country, east of Hill Haven, west of Star Ridge).

To me, the more appropriate plan that would be more considerate to existing Hillsdale residents, would be to put the golf course within these fields and gullies (noted above) and have the bulk of the new development (R1/R2) further west (currently where the bulk of the golf course is planned) with no R3 or townhomes in the plan. That way, the current residents would not have hundreds "high density" homes in their backyards. I know that this would take away a significant number of homes from the plan and would require a significant "redesign" of the golf course, but it would be more sensitive to the Hillsdale residents and less impact to the area.

Moving to Star from an over developed area (Orange County, CA) and witnessing the abuse of those developers in that area listening to Nate Mitchell (Willowbrook Development), during the last couple of workshops, reminded me of those developers over the last 25 years. Also, knowing that Nate Mitchell was a previous Mayor of Star, it makes me start thinking of "Conflict of Interest"....

These are my concerned thoughts and opinions.

Best Regards,

Bill Roberts

5455 N High Country Was
714-269-5203

Trevor Chadwick

From: Cathe Thomas <catango38@att.net>
Sent: Friday, February 25, 2022 1:17 PM
To: Trevor Chadwick
Subject: Willowbrook Annexation - JUST SAY NO! Application # AZ21-12/DA-21-20/PUD-21-02

We moved to Star because we wanted to live in a small town. Do not annex more land just because some developer asks.

Traffic will become unmanageable.

Along with the water needs for the homes and additional water for the golf course, will there be enough water in the aquifer to support all this new development? We are already having water shortages and wells being dug deeper than previously needed.

We already have a golf course. Don't need another one just a few miles away.
Homes around a golf course should be large lot single family homes, not condos and patio homes.

We need a slow growth initiative NOW!

Cathe Thomas
10279 W Purple Ash Dr
Star ID 83669

Trevor Chadwick

From: CHRIS GILBERT <chrisgilbert@comcast.net>
Sent: Saturday, February 12, 2022 11:49 AM
To: Trevor Chadwick; Jennifer Salmonsens; Kevan Wheelock; David Hershey; Kevin Nielsen
Subject: APPLICATIONS # AZ21-12/DA21-21/PUD-21-02 - WILLOWBROOK ANNEXATION

Greetings,

As a new resident of Star, since Spring 2020, my family has grown to love this place for all it has to offer. Great small town atmosphere, wonderful people, a safe environment, conservative principals, and a city government that has done great work to secure these attributes and more for all Star residents.. We thank you for your continuing commitments accordingly. I know that a very large number of Star residents feel the same way.

Regarding the subject matter of this communication;

Albeit we love Star, it is becoming more and more evident that progress has been, and continues to erode the very attributes that drove our decision, and that of many other residents to relocate to Star in recent years. The erosion has come in the way of substantially increased road traffic on State Hwy's 44 and 16, as well as sections of Star Road. There has been a sharp increase in vehicle accidents at major intersections in and around Star due to too many cars trying to occupy the same place at the same time. This comes as result of low to low-moderate growth in the area.

Retail and food services have been and remain very sparse within Star, even though a few new establishments have arrived including two super markets. Significant investments in two new shopping centers indicate that these firms had forward knowledge of the short and long term future for Star. Where has our small town USA gone and where is it going?

Myself and many others see it going toward massive and speedy expansion of housing, yet little planning for retail and service business to support such growth let alone most importantly, services such as emergency services/Fire, law enforcement, schools, streets, roads, and highways, traffic control, waste and sewer management, and all important drinking and irrigation water.

I watched the unchecked growth of cities in Orange and Riverside Counties in So California from the mid-1960's through the present and these areas have become over run by miles and miles of traffic gridlock, smog that has become lethal, hot beds of crime of all types, angry people, and highly diminished conservative values of the past, WE did not come to Star for the same outcome... BTW... How are the crime statistics doing in Star now, when compared to five, two, one years ago. More People - More Crime - More Traffic - Less Conservative - Less Desirable!

Well planned reasonable growth and progress in Star can benefit all, but expansive projects such as Willowbrook will damage this community greatly and when coupled with the over-the-top growth in surrounding communities in Ada County, the area will become another Orange County in no time!

PLEASE.....NOT HERE IN STAR!!!! PLEASE..... NO WILLOWBROOK ANNEXATION

Sincerely,

Christopher J Gilbert
(951) 283-4000

Trevor Chadwick

From: Cindi Caldwell <evruiboard@gmail.com>
Sent: Tuesday, March 1, 2022 1:28 PM
To: Trevor Chadwick
Subject: Star Golf Course

We are in support of Willowbrook Golf Course. Thank you!

Feb 18, 2023

From: Citizens for Star

To: Mayor Chadwick, Councilman Hershey, Councilman Wheelock, Councilwoman Salmonsens, Councilman Nielsen

Subject: **The proposed Willowbrook development in the Hillsdale and Monument Ridge neighborhoods north of Star.**

Dear Mayor Chadwick and Council,

Thank you for this opportunity to share with you a few items we have discovered in our investigation into the Willowbrook (WB) Proposal to build 1094 homes and a 175-acre golf course in the Hillsdale and Monument Ridge neighborhoods.

Map Info

Along with this letter, we have provided hard copies of the maps because we would like you to consider some of the implications of the proposed WB design. These maps are to scale and much easier to read than the small electronic version on the city's website.

We have also pasted to the top right corner on the large development map, Willowbrook's "Site Development Features" page, where WB designates the number of lots and density of each lot size proposed. It also highlights the current 1 to 10-acre residential lots in these rural neighborhoods.

After reading the Comprehensive Plan and the Star Municipal Code and comparing it to the WB design, we found several conflicts between the design, the Plan, and the Code. We understand that the Comp Plan was developed as the guide for the future of Star; produced by the City with a lot of thought, effort and money. We hope that it, and the resulting Muni Code, will be a guide for this proposed development.

In this letter, there is a table with the headings - "Issues" and "Resolutions". The **black numbers** on the maps correlate directly to the **identical numbers** in the Issues column. They show where Willowbrook's proposal runs contrary to Star's Comprehensive Plan and conflicts with guidelines listed in the Star Muni Code. The applicable Comprehensive Plan and Municipal Code section is located in the right column.

The vision stated in the Comprehensive Plan and the Municipal Code is a good one, and, if applied to this proposed development, will create a beautiful and complementary addition to what already exists, as well as gain the good will of the hundreds of people who currently live in Hillsdale and Monument Ridge rural neighborhoods.

The Comprehensive Plan states:

"As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas generally to the north. The community does not want Star to become a "Stack and Pack" metropolitan city but wants to *strive to retain its small-town family friendly character* while growing a strong commercial base and vibrant downtown".

The current Area of Impact Map for The Willowbrook Golf Course Development area shows LDR (Low Density Residential) 1 unit per acre. (See Sec 8.2.3 of Comp plan). This project is a net 3.48 units per acre, which is the density that the development appears to be to the eye.

The current Willowbrook plan appears to conflict with the City Vision as stated in The Comp Plan and backed up by the City Code. Some examples:

1. Sprawl shall be managed to protect Rural areas. Code 8-3A-3.
2. It will retain and encourage rural areas. Comp Plan 8.4.D
3. The city will encourage land uses that are in harmony with surrounding land uses. Comp Plan 8.4.G.
4. When urban density residential is planned with lots that directly abut existing Rural Residential, an appropriate transition is to be provided. Comp Plan 8.5.2.D; Code 8-3B-3.
5. Larger setbacks should be required for new lots abutting existing RR lots. Comp Plan 8.5.2.E

Additional issues are listed in the table below.

ISSUES (these numbers correspond to numbers on the map)	RESOLUTION (from the Comprehensive Plan and Star Muni Code)
<p>1. Of the 1,094 lots proposed, only 4% (44 lots) are proposed to be 1 acre or larger. This is a Stack and Pack development advised against in the Vision section of the Comprehensive Plan.</p>	<p>The proposed development should meet the current adopted Comp Plan and develop at the <u>1 unit per acre</u> criteria. In addition, we ask that <u>1 acre be the minimum lot size per residence</u>. See Comp Plan 4.2. "Property rights must balance the individual's desire to 'do whatever I want with my land' with a respect for the property rights of neighboring owners". See also Muni Code 8-3B-3, paragraph C: "limit urban sprawl to 1-2 dwelling units per acre in hillside areas The average lot size in the Hillside existing development area is 1.2 acres per lot. Therefore, the adjacent lots should be a minimum of 1 acre, (43,560 square feet) not the proposed 20,000 square feet next to Hillside or even the 6,000 to 9,000 square feet next to the 10-acre Monument Ridge lots.</p> <p>See Comp Plan 16.2.1 Building Design. "The overall size and shape of a new building(s) can have a huge impact on the surrounding neighborhood and on how a development is perceived by the community where it is located. The height of a new building is extremely important—too high and it can overwhelm neighbors; too low and it can create a gap in the physical "fabric" of a neighborhood. <u>The overall scale and massing of a new building should also try to match that of the surrounding neighborhood.</u> The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof. Creating a building whose size and shape generally complement the size and shape of surrounding buildings will go a long way toward making a new development acceptable to its neighbors. At the same time it will reinforce the perception among residents that their housing is "just like everyone else's."</p>

<p>2. This development illustrates suburban sprawl creeping into Rural areas. Small lots and Commercial development do not fit in rural areas.</p> <p>There are instances where lot sizes on opposite sides of a street are not similar.</p>	<p>The Hillsdale Development, as it now exists, is considered a Rural-Residential District. Under that heading, the Comp Plan states: "The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services."</p> <p>See Comp Plan 8.4.G. "Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses."</p> <p>See Star Municipal Code:8-3A-4 Minimum Property Size. "Each property shall be of sufficient size to meet the minimum setbacks as established in this section."</p> <p>See Comp Plan 8.5.2.F." Lots within a Rural Residential Land Use designation should be designed such that lots on each side of the street are of similar size."</p>
<p>3. There are no transitions from new suburban sprawl development and the existing rural neighborhoods. Small lots, roads and commercial sites directly abut existing rural home lots.</p>	<p>See Star Muni Code 8-3B-3: "Residential Districts, #2": "Provide adequate buffers and transitions between the existing and proposed uses."</p> <p>Comp Plan 8.5.4.D.: "When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay Area lots."</p> <p>Comp Plan 8.5.4.E E. "Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots."</p> <p>If our proposed 1 acre minimum is adopted, many of the problems will be mitigated. See Comp Plan 8.5.2.D, 8.5.2.E</p>
<p>4. Several items that have been discussed are not shown on the plans:</p> <ul style="list-style-type: none"> a. Wing Road. b. A school site c. What are the Municipal Services described? What is proposed on this lot? d. Trails and Open Space are only provided where it appears too steep to develop. The trails are not designed to be part of the community, but are located on the outer edges, without connection to Star's existing pathways. e. The golf course design does not provide views for existing 	<p>The plans need to identify what is proposed and where it is located.</p> <p>d. Roads and asphalt trails need to be designed as part of the layout and integrated throughout the neighborhood. (See Star Muni Code 8-4A-12, Pathways)</p> <p>e. Spread out the houses surrounding the golf course to show the open space of the course.</p>

<p>neighbors. Why would Star want open space without maximizing the view of it from the outside?</p> <p>f. There appears to be a walking trail that will cross Wing Road.</p>	<p>f. If Wing Road is a collector, this can be a safety issue.</p>
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Phases 1-7 of the Willowbrook Development established the current rural developments in Hillsdale and Monument Ridge. As with other rural developments, low lighting, country roads without curbs, sidewalks, and gutters, and open fencing, are an important part of the rural feel. WB's phase 8 proposes to change this dramatically by introducing denser housing into, and throughout, already established rural neighborhoods. It injects brighter lighting, more traffic than our country roads can accommodate, and additional roads with curbs, sidewalks, and gutters, totally transforming the Hillsdale and Monument Ridge neighborhoods. These neighborhoods will no longer be rural. Our quiet country roads will, by necessity, be transformed into busy collector roads. This will forever compromise why hundreds of us bought property in this area—country living in a quiet neighborhood, with beautiful views, abundant wildlife, and night skies.

By continuing phase 8 to match phases 1-7, these rural communities will remain intact. Decreasing the density of this plan to match what is already here in Hillsdale and Monument Ridge will conform to the Comprehensive Plan, the Municipal Code and win the support of those who currently live here. Please, develop Willowbrook to match what is already developed and beautifully designed by WB in former years. We propose a One Acre Minimum Lot Size per Residence.

Thank you.

The Citizens for Star organization

Lisa Priapi	10325 W. Lanktree Gulch Road, Star
Anadeane Galbraith	9758 W. Lanktree Gulch Road, Star
Rochelle Henson	5233 N. High Prairie Place, Star
Cherie Shields	9947 W. Lanktree Gulch Rd., Star
Sabrina Newberry	9909 W. Lanktree Gulch Rd., Star
Sara Kalfas	4241 Cowboy Lane, Star
Kyriacos Kalfas	4241 Cowboy Lane, Star
Richard Moore	25385 Desert Springs Circle, Star
Monte Smith	10257 W. Lanktree Gulch Road, Star

SITE DEVELOPMENT FEATURES:

TOTAL ACRES	716.0 ACRES +/-
PATIO HOMES (UNDER 6,000 SF)	146 LOTS
TOTAL AREA	13.9 ACRES
DENSITY	10.5
SINGLE FAMILY (6,000 SF - 9,000 SF)	588 LOTS
TOTAL AREA	121.9 ACRES
DENSITY	4.8 DUA
SINGLE FAMILY (12,000 SF MINIMUM)	1741 LOTS
TOTAL AREA	48.8 ACRES
DENSITY	3.5 DUA
SINGLE FAMILY (20,000 SF MINIMUM)	145 LOTS
TOTAL AREA	71.1 ACRES
DENSITY	2.0 DUA
SINGLE FAMILY (1 ACRE MINIMUM)	44 LOTS
TOTAL AREA	58.7 ACRES
DENSITY	7.5 DUA
TOTAL RESIDENTIAL:	1,984 LOTS
TOTAL ACRES	314.4 ACRES
GROSS DENSITY	44.0 %
NET DENSITY	1.59 DUA
(NOT INCLUDING R.O.W., GOLF COURSE, COMMERCIAL OR COMMON AREAS)	3.48 DUA
NEIGHBORHOOD COMMERCIAL:	1.8 ACRES
TOTAL AREA	1.8 %
MUNICIPAL:	1.80 ACRES
TOTAL AREA	2.5 %
OPEN SPACE AND SITE AMENITIES:	175.4 ACRES
GOLF COURSE RANGE MAINTENANCE AREA:	24.45 %
TOTAL AREA	24.45 %
QUALIFIED OPEN SPACE:	31.1 ACRES
COMMON AREA (BUFFERS PARKWAYS AND OPEN GRASSY AREAS):	4.3 %
TOTAL AREA	4.3 %
COMMON AREA (INTRAPL AREAS WITH HIKING TRAILS):	88.8 ACRES
TOTAL AREA	16.7 %
TOTAL QUALIFIED OPEN SPACE:	91.5 ACRES
RIGHT OF WAY:	12.8 %
TOTAL AREA	12.8 %

KEY:

- = PATIO HOMES
- 45x80, 50x100 LOTS
- = 6,000 - 9,000 SF LOTS
- = 12,000 SF. MIN. LOTS
- = 20,000 SF. MIN. LOTS
- = 1 ACRE LOTS
- = NEIGHBORHOOD COMMERCIAL
- = MUNICIPAL USES (FIRE, POLICE UTILITIES)
- CURRENT RESIDENTS - 1 ACRE+
- = COMMON AREA
- = CHAMPIONSHIP GOLF COURSE
- = NATIVE COMMON SPACE WITH TRAIL SYSTEM



N. CANADA ROAD

E. PURPLE SAGE DRIVE

W. DEEP CANYON DRIVE

Round-a-bout

W. DEEP CANYON DRIVE

Willowbrook Golf Community
Conceptual Master Plan

DRAFT 6-01-2021



STATE HIGHWAY 16

May 15 2022

Letter to the City Council
 From: Citizens for Star

Feb. 22, 2023

Subject: Proposed Willowbrook Development Setbacks

Dear Mayor Chadwick, Councilman Hershey, Councilman Wheelock, Councilwoman Salmonsens, Councilman Nielsen,

In this letter, we raise our concern about Setbacks in the Willowbrook Proposal. We understand that they are implicitly requesting a variance from the code setbacks, and we disagree with their request.

In the following table, you can compare what Muni Code 8-3A-4 states about setbacks alongside with the Willowbrook proposed setbacks for each of their lot sizes.

Minimum Yard Setback: Municipal Code and Willowbrook Plan

Zoning District	MC Front	WB	MC Rear	WB	MC Interior Side	WB	MC Street Side	WB
R-R	30'	30'	30'	30'	20'	20'	20'	20'
R-1	30'	30'	30'	30'	10'	10'	20'	20'
R-2	20'	20'	20'	20'	10'	10'	20'	20'
20,000 SF	20'	20'	20'	20'	10'	10'	20'	20'
12,000 SF	20'	20'	20'	20'	10'	10'	20'	20'
6-9,000 SF	20'	20'	20'	20'	10'	5-10'	20'	20'
Under 6,000 SF	20'	15'	20'	15'	10'	5'	20'	20'

MC=Municipal Code
 WB=Willowbrook Plan

The point to all of this is that Willowbrook is not planning to meet the letter or intent of the Code for R1 or R2. If you are interested in avoiding the visual appearance of a “sea of rooftops” or a “stack and pack” neighborhood, we strongly request that you require Willowbrook to meet the standards in the Municipal Code.

Thank you for your consideration.

The Citizens for Star organization

- Rochelle Henson 5233 N. High Prairie Place, Star
- Lisa Priapi 10325 W. Lanktree Gulch Road, Star
- Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star
- Cherie Shields 9947 W. Lanktree Gulch Rd., Star
- Sabrina Newberry 9909 W. Lanktree Gulch Rd., Star
- Sara Kalfas 4241 Cowboy Lane, Star
- Kyriacos Kalfas 4241 Cowboy Lane, Star
- Richard Moore 25385 Desert Springs Circle, Star
- Monte Smith 10257 W. Lanktree Gulch Road, Star

To: Mayor Chadwick, Councilman David Hershey, Councilman Kevan Wheelock, Councilwoman Jennifer Salmonsens, Councilman Kevin Nielsen
From: Citizens for Star
Subject: Willowbrook Development Golf Course

April 11, 2023

Dear City Council,

Golf and golf courses have had a rather bumpy past and trends in golf and should be considered when evaluating the current Willowbrook proposal. We have attached several articles to help you understand the issues at hand. Please note that these are only a few of the articles of the many that are available through a google search.

In the 1980's and 1990's, golf courses were in their heyday in the US. During that time, a new golf course was created each day. Developers saw it as a way to attract buyers for the houses surrounding the golf courses. Since then, golf participation has been declining at ~4% per year. In fact, many golf courses have gone out of business. leaving the surrounding developments with housing prices that have dropped by as much as 40%. City governments have had the choice of either buying the courses to keep the land from going fallow or finding an operator who would be willing to take on the risk of a failing business. Lawsuits between HOAs, the owner/operators of the course, and the cities that have been party to the developments, are common.

Approximately 8% of the population plays golf While there are several letters in your prep packet for the Willowbrook Golf Development in favor of another golf course, most of these people are not financially involved and therefore, have no responsibility for the success or failure of yet another one. The parties that are financially involved are the future development homeowners, the HOAs, the golf course owners, the surrounding neighborhoods, and the cities involved in the approval of the developments. The golfers who play the courses make a lot of noise about how the public wants another course, or about how "this one" cannot fail because of who designed it. But if it does fail, they can simply play somewhere else. They will have no legal standing in future lawsuits arising from a business failure and therefore, their opinions have little value in the decision-making process or the approval of any new development proposal.

This letter is short because the attached articles reveal the whole truth about golf courses that have come and gone in the US. Please read them and decide for yourself if the Willowbrook proposal is a reasonable enterprise in a sinking market.

If you had time to watch only one video, we recommend that you watch the following one from the Wall Street Journal:

https://www.youtube.com/watch?v=g8bz_TtnkDM

Sincerely,
The Citizens for Star organization

Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star
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tee times

Jason Scott Deegan

August 21, 2015



Glen Garden Golf & C.C. in San Antonio closed in 2014, putting the ghosts of Ben Hogan and Byron Nelson to rest.

Mike Bailey/Golf Advisor

Hundreds of courses have closed across America over the last decade.

The National Golf Foundation reported that 643 18-hole layouts closed from 2006-2013, the most recent numbers available. A number of them are probably gone for a reason. The recession helped cull the weak from the herd. Many struggling and now shuttered facilities weren't run well, weren't well maintained or weren't well designed.

Not every club that went under was a total failure. Some closures hurt. Here's a collection of courses closed since 2005 that we wish were still taking tee times today.

The Links at Cottonwood, Tunica, Miss.

Harrans Tunica. Financial pressures forced Harrans to abandon its casinos and golf course in 2014.

Marsh Harbour Golf Links, Calabash, N.C.

No region has lost more courses (roughly 25) since the turn of the century than the "Grand Strand," a 90-mile stretch from Pawleys Island, S.C., through Myrtle Beach and into the southern edge of North Carolina. Marsh Harbour was a local favorite until its land lease ran out, and the course ceased operations in 2005. A year later, in 2006, the Wild Wing Resort in Conway, S.C., closed three of its four courses – Hummingbird, Woodstork and Falcon. [Waterway Hills Golf Club](#) became Myrtle Beach's most recent victim, ceasing operations in June 2015. Probably a few more will falter before a proper balance is restored.

Two steps back in Texas: Glen Garden and Pecan Valley

Losing Glen Garden Golf & Country Club in Forth Worth and Pecan Valley Golf Club in San Antonio was a blow to golf history. Kid caddies Byron Nelson and Ben Hogan battled in a nine-hole caddie championship in 1926 at Glen Garden. Nelson later won his 18th PGA event at the course in his record-setting season in 1945. Pecan Valley hosted the 1968 PGA Championship won by Julius Boros and Texas Opens in 1967, 1969 and 1970. Pecan Valley closed in 2012, followed by Glen Garden in 2014.

The Pit Golf Links, Aberdeen, N.C.

This wild and wonky Dan Maples design created a stir when it opened in 1985. No golfer -- especially those coming to a timeless resort such as nearby Pinehurst -- had seen such quirky golf holes cut from a former sand quarry. The Pit garnered the cache of a "cult classic" until Mike Strantz created an even more dramatic version called [Tobacco Road Golf Club](#) in 1998. The Pit eventually succumbed to financial pressures and closed. Pinehurst stepped in to buy its 900 acres in 2011. Reports have indicated that a Bill Coore/Ben Crenshaw design could be built there should Pinehurst ever need to expand again.

Falls Course at Lake Las Vegas, Henderson, Nev.

reopened in 2014 after a partial redesign by original architect Jack Nicklaus, but the Falls, designed by Tom Weiskopf, will get no such reprieve. Although it is green again, chunks are being sold off as real estate. Without 36 holes open to the public, it's hard to envision Lake Las Vegas ever blossoming into a true golf destination.

Great White, Trump National Doral Miami (Fla.)

The [Great White](#), a Greg Norman design characterized by water and cart paths lined with crushed coquina shells, was the second-best course at Doral behind the [Blue Monster](#), but its isolated location doomed the design. When Donald Trump bought Doral in 2012, he poured money toward improving the resort's four other courses, while setting aside the Great White to make way for more real estate. It closed in January.

High Pointe Golf Club, Williamsburg, Mich.

High Pointe goes back to the age-old question: Which is more important, golf or beer? Tom Doak's first solo design garnered some honors, but with so much nearby competition – mainly [Grand Traverse Resort & Spa](#) -- it closed in 2008. The site sat fallow until spring of 2015 when the land was purchased and transformed into a hops farm to support the state's growing micro-brewery business. At least this closure has a happy ending.

East Course at Blue Heron Pines, Egg Harbor City, N.J.

When I finally got the chance to play [golf in Atlantic City](#) in 2013, turns out I was a couple years too late. I enjoyed the surviving Steve Kay course at [Blue Heron Pines](#), owned by Ron Jaworski, just fine. All the locals swear, however, that the East was the better play. The former Golf Magazine top 100 public selection opened in 2000, hosted a U.S. Amateur Public Links Championship in 2003 and closed in 2006 to make room for a housing project that still hasn't gotten off the ground.

Beechtree Golf Club, Aberdeen, Md.

[Cape Kidnappers](#) in New Zealand. Yep, you guessed it: Beechtree, another former Golf Magazine top 100 public pick, closed to make way for a housing development 30 miles east of Baltimore.

California's Stevinson Ranch and Diablo Grande runs dry

The sustained drought has claimed the two best public courses in the Central Valley south of the Bay Area – Stevinson Ranch Golf Club in Stevinson and the Legends Course at the Diablo Grande Golf & Country Club in Patterson. Stevinson Ranch's demise made national news. Owner George Kelley co-designed the unique links-style course on his family's farm with John Harbottle III in 1995. It regularly ranked among the top public [golf courses in California](#). Ultimately, the recession, a clubhouse fire and government-mandated water restrictions caught up to Kelley's playground. Golf Magazine chronicled its last hurrah, a 36-hole shotgun in July.

Diablo Grande's Nicklaus/Gene Sarazen course closed without as much fanfare in 2014. Its less heralded [Ranch Course](#), designed by Denis Griffiths in 1996, still endures. Summer's searing heat continues to scorch the earth in the bone-dry Golden State. You have to wonder how many other courses can continue to survive such extreme conditions.

In just about every part of the country, a golf course has been lost in recent years. Did you have an old favorite that is gone forever? Let us know in the comments below.

[Trends](#)[Roundups](#)

Jason Scott Deegan

Jason Scott Deegan has reviewed and photographed more than 1,000 courses and written about golf destinations in 20 countries for some of the industry's biggest publications. His work has been honored by the Golf Writer's Association of America and the Michigan Press Association. Follow him on Instagram at [@jasondeegangolfpass](#) and Twitter at [@WorldGolfer](#).

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2018

Jason Scott Deegan
December 28, 2018



The super-exclusive Adena, one of the best courses in Florida, surprisingly called it quits in July.

Mike Lowe/Golf Advisor

It's becoming a morbid annual holiday tradition of mine every December.

I've been compiling an end-of-the-year story of the best courses to close each year since 2015. It tends to be one of my most-read stories of the year. Golfers are a sad and sadistic bunch, aren't we?

The story isn't meant to fuel the debate if golf is failing or merely stagnant as most statistics imply. This is just a new normal until the game reaches a better balance of supply and demand - courses vs. players. Golf is paying for the sins of our fathers - the building boom of the 1990s and 2000s - when they built courses in real estate developments that nobody really needed. The National Golf Foundation estimates roughly 200 courses closed in 2018, similar numbers to the year before.

I also don't write this Deegan's Dozen piece to criticize the owners and operators for running their facilities into the ground. It's simply to celebrate the lives of these places - when they were green,

one reason or another, they were no longer viable in their communities. These obituaries are the perfect way to say goodbye.

It's not out of the question that a few may actually rise from the dead. Three of the shuttered facilities I profiled in 2017 are returning to life - the [Wynn Golf Club in Las Vegas](#) and the [Ocean Links at the Omni Amelia Island Plantation Resort](#) are scheduled to be revived and the [San Geronimo Golf Club](#) in Northern California reopened in April after a three-month hiatus. Now that's a more uplifting story I look forward to writing: Miraculous golf course comebacks. Until then, let's salute the fallen.

Have a favorite recently closed course not listed in this story? Let us know in the comments below.

12. Oakhurst Country Club, Grove City, Ohio



the Jack Kidwell design in 2009, but just couldn't sustain it. It's unclear what's next for the 159-acre property, according to [Club & Resort Business](#). Central Ohio has purged a number of solid courses in recent years. Appropriately, user [RIP1959](#) wrote the course's last review in 2017: "Fairways a little burnt out but great course for the price. Very challenging."

11. Legends Golf & Country Club, Clermont, Florida

Central Florida is another region where only the strong survive. Although the course closed last spring, there is a chance that it could be saved by locals to salvage their home values, [according to this report](#). The website and phone are still active, although no one answered our call. The final Golf Advisor reviews are a mix of anger at the downward spiral of course conditions and somber memories. User [gailpat](#) wrote: "Very disappointed this course is closing as this was one of our favorite courses."

10. Glenbrook Golf Course, Houston, Texas

It has been a tumultuous year for golf in Houston. While the [Golf Club of Houston](#) losing the Shell Houston Open was a low point, the news that Tom Doak hopes to redesign [Memorial Park](#) for a return of the PGA Tour event is a big shot in the arm to the local muni scene, which took a hit with the April 1 closure of Glenbrook. That muni, dating to 1935, is being transformed into a botanical garden, [according to the Houston Chronicle](#). User [SmokeWagon](#) wrote: "The COH (City of Houston) needs to reconsider closing this course. There have already been too many greater Houston area courses closed recently. This is a nice golf course, with a challenging layout. We don't need another garden, we need more GOLF."

9. Cahoon Plantation Golf Club, Chesapeake, Virginia



Sharp mounding and bunkering on the par-4 12th hole at Cahoon Plantation Golf Club give the intimate green site definition.

Kevin Dunleavy/Golf Advisor

Golf Advisor users ranked Cahoon Plantation among the top 20 courses in the state the past two seasons, but those ringing endorsements weren't enough to save a course under constant pressure since opening in 1999. The facility started with 27 holes but eventually shrank to 18 holes. The Nov. 5 closure leaves Chesapeake with just two public courses, [according to Resort Club & Business](#). User [jeffnelson82](#) gave his October round four stars, writing: "Both my wife I loved the layout and look forward to another round at Cahoon Plantation. Recent rains made the course soggy, but it still played well. Nice greens, somewhat tight fairways, and challenging wedge shots make for a fun 18 holes."

8. Carmel Mountain Ranch Country Club, San Diego, California



The par-5 10th hole at Carmel Mountain Ranch CC heads severely downhill and can be reached in two shots with a good drive.

Brandon Tucker/Golf Advisor

San Diego's inland courses have been particularly hard hit by the California drought and rising water costs. Carmel Mountain Ranch, which closed July 8, is the seventh San Diego County course to close since 2013, [according to the San Diego Tribune](#). Not even a \$4.4 million rebate for turf reduction in 2014 could turn the tide for the Ron Fream design from 1986. California Golf Advisor [nickesquire](#) wrote the course's final review on June 22: "Sorry to hear that this course is scheduled for closure. You can see the bones are there for an above average, hilly, challenging course."

7. Salt Creek Golf Club, Chula Vista, California

Here's where the [March 18 closure of Salt Creek](#) hurts most: Five high school golf teams - three boys and two girls - had to find a new home to play and practice. It stifles potential growth of the game for the next generation. Salt Creek, another San Diego area gem lost, was designed by Cary Bickler and John Cook in 2001. User [splincman](#) sang its praises in a review on March 9: "this is a tough but fair course...i am so sorry to see this place close."



A view of an undulating bunker from Kayak Point Golf Course

This one hit me personally. I had a fun round at Kayak Point in 2013, cherishing the beautiful hills and towering old growth cedar and fir trees on a course located halfway between my father's house in Mount Vernon and downtown Seattle. I'm not sure if Snohomish County followed up with the \$500,000 in improvements I [wrote about in this story](#), but it was evident the heydays of the 6,719-yard course, designed by Ronald Fream in 1977, were gone. The terrain, however, was heavenly, as it is for most backwoods courses in the Pacific Northwest. Although Kayak Point closed in October, there remains some hope for the future, [according to this article](#). User [joefiloseta](#) begged for a mulligan in his course review Sept. 29: "I really hope the County comes up with a partner that has a vision for this great layout to bring it back to some shape of its former glory. Within an hour's drive of Seattle, the course would be played if it were in decent shape."

5. Hombre Golf Club, Panama City, Florida



Hombre Golf Club in Panama City Beach, Fla., boasts three courses: The Good, The Bad (shown here), and The Ugly.

What else can you say?

Courtesy photo

Hurricane Michael dealt the death blow October 10 to the Hombre, which opened as 18 holes in 1989, added another nine and then returned to 18 holes in recent years. The nines were creatively named the Good, the Bad and the Ugly. [This local report](#) estimates it would have taken a million dollars to revive the Hombre, a stalwart on the Florida Panhandle that had glowing four- and five-star Golf Advisor reviews in its final days. It ranked No. 7 among the [most improved courses on Golf Advisor](#) in 2017. User [RobbyBarbre](#) wrote a final review on Sept. 25: "First time here and it was great. Course was beautiful with the exception of a couple rough patches. Got to see great scenery and wildlife."

4. Southern Oaks Golf Club, Burleson, Texas



A view of the clubhouse at Southern Oaks Golf Club
Southern Oaks Golf Club

This once-proud private club closed abruptly in November and is for sale, according to the Fort Worth Star-Telegram. Southern Oaks, designed by pro Mark Brooks in 1999, is the third local course in greater Fort Worth to close this year. User Robert5611627 lamented the loss December 1 on Golf Advisor: "Closed suddenly without warning. Too bad, it was very nice. Hope someone buys it soon."

3. Stonehenge Golf Club, Winona Lake, Indiana

My story earlier this year listing warning signs that your favorite course might be closing unfortunately played out at Stonehenge, which shuttered for good Nov. 17 according to local reports. The one-time private club went public a few years ago in a last-ditch effort to save the Ron Garl design. With more access, Golf Advisor users responded with a flurry of good reviews, ranking it among the top 15 courses in the state the past two years. User DrOldSchool gave its final review in October: "The layout was fun and interesting, with some moderately-sloped greens and a neat island green hole on the front. ... Sadly just found out the course has closed and will not reopen."

2. Aetna Springs Golf Course, Pope Valley, California



It looks like more than a century of golf at Aetna Springs has come to a close
Aetna Springs Golf Course

Our [Tim Gavrich](#) chronicled earlier this year why losing a somewhat obscure nine-hole course near Napa Valley tugs at our heartstrings. The course was thought to be one of the oldest west of the Mississippi (dating to 1891), but a 2008 renovation by Tom Doak's Renaissance Golf Design team should have secured its future for the next generation. It is the sixth course associated with Doak to close in the past decade, a staggering stat considering he's one of golf's most popular modern architects. After the course closed Jan. 15, the land is likely to be redeveloped into housing, [according to the Napa Valley Register](#), forever altering a once peaceful haven. User [dojousa](#) captured the scene best with his review in 2015: "Just a wonderful no frills very scenic course. Some challenging holes and some easier ones mixed in. Fun to play the same holes twice and get better on the second nine. If you are looking for lush country club setting this isn't it. But if you're in the mood for relaxed setting with great golf you can't go wrong here."

1. Adena Golf & Country Club, Ocala, Florida



The clubhouse at Adena Golf & Country Club (Mike Lowe)

Mike Lowe

It's rare - and big news - when a five-star golf course bites the dust. But I guess it's okay when that said course is one that 99.9 percent of golfers will never get to play. Adena, an ultra-private club, closed abruptly in July, [according to the Ocala Star Banner](#). It was the \$50-million playground of billionaire Frank Stronach, who built it in 2015 and had hopes of an exclusive golf community of 120 homes along its fairways. The layout cut from a rock quarry was thought to be among the best courses in Florida. Both Golf Advisor reviews brag about a Shangri-La for those who got inside the gates. User [PasqualiV](#) played it in December of 2017, writing in his review: "When I say phenomenal, I mean there wasn't one blade of grass out of line."

To relive my other closed courses pieces, click here to read [2015](#), [2016](#) or [2017](#).

Trends

Roundups

GolfPass News



written about golf destinations in 20 countries for some of the industry's biggest publications. His work has been honored by the Golf Writer's Association of America and the Michigan Press Association. Follow him on Instagram at @jasondeegangolfpass and Twitter at @WorldGolfer.

42 Comments



Aleem Hussain

Commented on March 27, 2019 12:24 PM

I am trying to establish a small 9-hole course in the Caribbean and would like to know which courses are liquidating equipment due to closure so I can do the start-up at lowest cost possible! Your assistance would be greatly appreciated.

[Report](#) [Share](#)



Alex B.

Commented on February 11, 2019 10:44 AM

test3

[Report](#) [Share](#)



Alex B.

Commented on February 12, 2019 01:01 PM

test4

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Failing golf communities not on par with neighborhoods

When real estate switched from building mixed-use cities, towns, and neighborhoods, the industry adopted less sustainable selling points—like golf.

ROBERT STEUTEVILLE (/node/538) JAN. 22, 2019



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(<http://twitter.com/intent/tweet?status=Failing%20golf%20communities%20not%20on%20par%20with%20neighborhoods%2Bhttps%3A/www.cnu.org/node/7289>)



(<http://www.linkedin.com/shareArticle?mini=1&url=https%3A/www.cnu.org/node/7289&title=Failing%20golf%20communities%20not%20on%20par%20with%20neighborhoods&source=https%3A>



(mailto:?subject=Check%20out%20Failing%20golf%20communities%20not%20on%20par%20with%20neighborhoods&body=https%3A/www.cnu.orgpublicsquare/golf-communities-not-par-neighborhoods)

The failure of golf course communities continues to be a massive problem nationwide, according to an article (<https://www.wsj.com/articles/golf-home-owners-find-themselves-in-a-hole-11547135191>) in *The Wall Street Journal*. With 1,200 golf communities nationwide, and golf declining as a past-time, many homeowners face declining property values and are saddled with heavy membership dues that they no longer can afford.

When a golf course closes, the value of homes in an associated subdivision typically drop 25 percent—but may decline 40–50 percent if a legal battle ensues, the *Journal* reports. Developments are selling lots, once valued at a quarter million, for a dollar (<https://www.islandpacket.com/news/local/article92644712.html>). Often, they can't sell even at that price, because buyers must pay the course dues. The economic losses are likely in the tens of billions of dollars nationwide.

The problem is not just golf, but selling “amenities” without the density to support them. The new urbanist way is to build a mixed-use neighborhood—and that is the amenity. The neighborhood model has two advantages. First, a walkable neighborhood is probably about triple the density—which means that more homeowners can support common amenities like a park or a pool. Second, many of the amenities are self-supporting, such as main street businesses or a school.

This problem reported by the *Journal* was predicted two decades ago by new urban developer Bob Turner of Beaufort, South Carolina. In a paper, *Sustainability Through Design*, Turner pointed out that low-density developments spread too many amenities over too few homeowners, creating an unsustainable burden. New Urbanism's higher density and more efficient infrastructure makes it more financially sustainable in the long run, Turner said. Instead of a clubhouse with restaurants, New Urbanism offers a main street with private businesses. Instead of an expensive golf course, New Urbanism provides parks, playgrounds, and schools that serve people of all ages.

The problems of golf course communities will be even more pronounced in age-restricted developments, predicts Turner, the developer of several traditional neighborhood developments, including Habersham in Beaufort County. “History has proven that for a society to be sustainable there must be a diverse population within that society,” he wrote in 1998, and that rings true today.

For “golf course communities,” the problem is likely to get worse before it gets better. The *Journal* writes:

Forty years after developers started blanketing the Sunbelt with housing developments built around golf, many courses are closing amid a decline in golf participation, leaving homeowners to grapple with the consequences. People often believe a course will bolster their property values. But many are discovering the opposite can now be true—and legal disputes are erupting as communities fight over how to handle the struggling courses.

“There are hundreds of other communities in this situation, and they're trapped and they don't know what to do,” says Peter Nanula, chief executive of Concert Golf Partners, a golf club owner-operator that owns about 20 private clubs across the U.S. One of his current projects is the rehabilitation of a recently acquired club in Florida that had shut one of its three golf courses and sued residents who had stopped paying membership fees.

More than 200 golf courses closed in 2017 across the country, while only about 15 new ones opened, according to the National Golf Foundation, a golf market-research provider.

Many golf course closures present opportunities for retrofit. Georgia Tech professor Ellen Dunham-Jones—co-author of *Retrofitting Suburbia*—maintains a nationwide suburban retrofit database, which includes 130 golf course retrofits. “A few have gone from 18 holes to 9 to build senior housing for the folks who want to ‘age in place,’ she said in an email. “Quite a lot have simply been filled in with more single-family homes. Some have been redeveloped with mixed-use—but more often due to deed restrictions as open space, they've been turned into parks, preserves, farms, even a cemetery. Even then, remediating the pesticide-ridden soils is quite a job. Houston and Louisville have incorporated them into regional park systems, in Houston's case as flood control.”

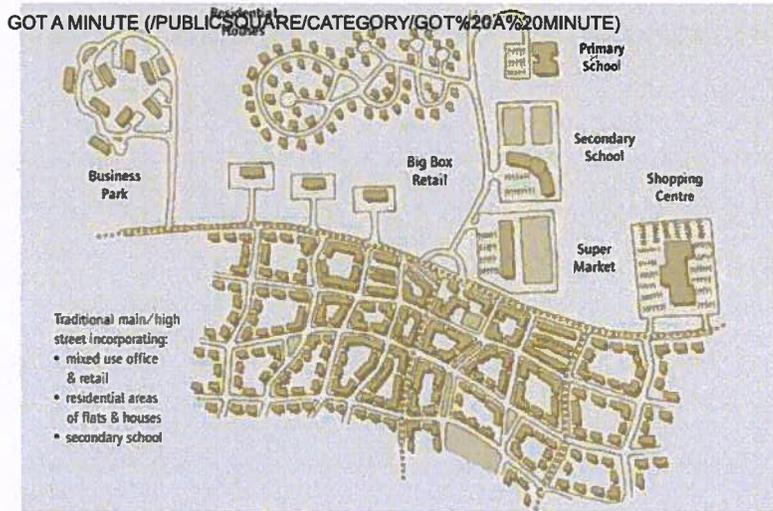
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Robert Steuteville is editor of Public Square: A CNU Journal and senior communications adviser for the Congress for the New Urbanism.

(/publicsquare/author/robert-steuteville)

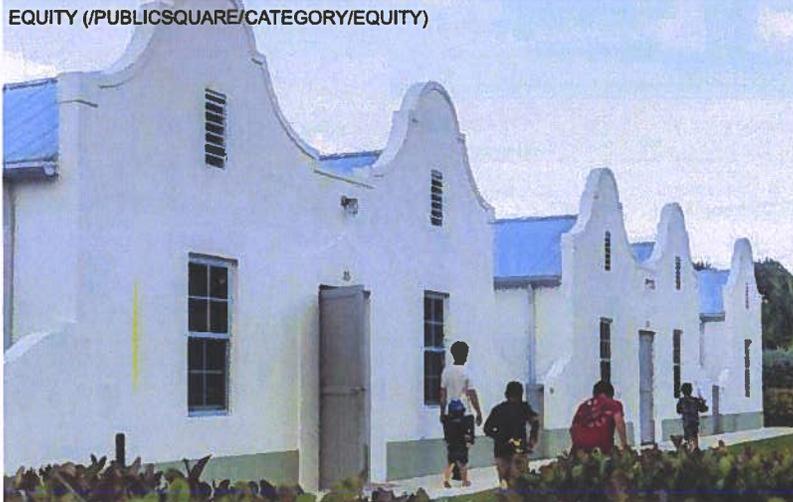
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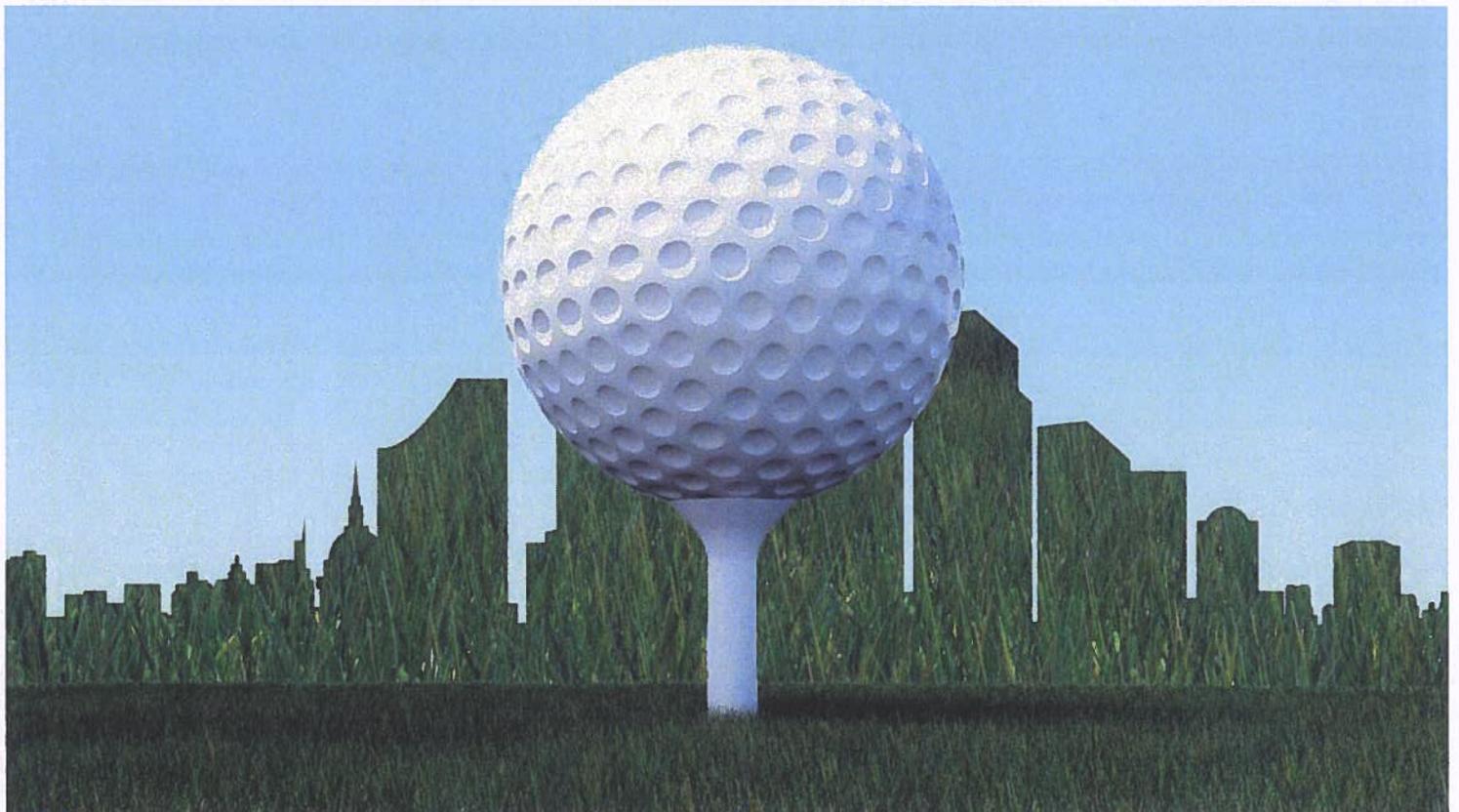


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03-06-19

Need land for parks and housing? There are plenty of useless golf courses to repurpose

“We have land shortages in lots of our fast-growth cities and suburbs and we have an overabundance of golf courses.”



[Image: Rost/iStock]

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BY ADELE PETERS

3 MINUTE READ

In Akron, Ohio, a former golf course is **turning into a park** and being replanted with native trees. In Kent, Washington, a new mixed-use apartment complex is **under construction** on another former golf course. Near Palm Springs, a golf course is becoming a mixed-use “agrihood” with **75 acres of olive groves** that will be used to produce olive oil. In Japan, a massive **solar farm** now sprawls over what used to be another 27-hole course.

“I think that there is an opportunity given the fact that we have land shortages in lots of our fast-growth cities and suburbs and we have an overabundance of golf courses,” says Ed McMahon, a senior resident fellow at the nonprofit research and education organization the **Urban Land Institute**. “I think you’re going to see in the future an even greater push to redevelop some of this land into other things.”

More than 200 golf courses closed in the U.S. in 2017, according to a **report** last year from the National Golf Foundation. After a rush to build courses before the recession—thousands opened between 1998 and 2006, in many areas alongside new housing development—the current trend of closures began. More than 1,200 have closed since 2005. Demand from golfers didn’t keep up with the supply of facilities.



A concept image for Riverwalk San Diego, a proposed development that includes repurposed golf courses. [Image: Hines]

"I think a lot of both private developers, as well as public parks systems, are seeing that and they're making the decision: Okay, what's the better thing here?" says Charlie McCabe, the director for the Center for City Park Excellence at the nonprofit Trust for Public Land. As the courses have closed, more than a dozen started turning into parks or nature preserves. In Detroit, the city plans to **turn a course into a park** with nature trails and space to capture stormwater. Near Seattle, the city of Bothell bought an 87-acre course to **create public open space and to restore wildlife habitat**. In Wisconsin, one former course now has wetlands and forested areas to **support migratory birds**. In Englewood, Florida, another is now a **wildflower preserve**.

ADVERTISEMENT

In some cases, those parks were first slated for housing development, but neighbors resisted. In areas with severe housing shortages, NIMBYism poses a challenge to any hope for building homes on golf courses. Courses tend to be in wealthier neighborhoods, since the open space pushes up home values, and residents usually want to preserve their views. In Denver, an idea to turn a **golf course into affordable housing** faced opposition from those who wanted it to become open space (as of the beginning of 2019, **the future of the site** was unclear). When a developer proposed building housing, including some affordable units, on a golf course in New Jersey, residents **raised concerns about traffic**. A proposal in Pennsylvania led to **protests** from some residents. "Most of the proposals for redevelopment that I have seen tend to run into some opposition," says McMahon.

Developers may have more success when they keep open space as part of the plan. In San Diego, one new proposed development includes plans for 100 acres of public parks and open space along the San Diego River. "Out of a total 200 acres available to us, we're setting aside 100 acres for open space, and



San Diego, which is suffering from the same housing crisis as the rest of California—all next to a transit line. “The housing that we’re producing and the open space that we’re providing is all accessible via transit, which really is a huge issue from an environmental perspective because we’re able to reduce greenhouse gas emissions.”

It’s something that’s likely to continue to happen in other cities. “Obviously, large tracts of land in close-in suburbs and cities are hard to find,” says McMahon. “So you’re going to see a lot more pressure on these golf courses.”



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ABOUT THE AUTHOR

Adele Peters is a staff writer at Fast Company who focuses on solutions to some of the world's largest problems, from climate change to homelessness. Previously, she worked with GOOD, BioLite, and the Sustainable Products and Solutions program at UC Berkeley [More](#)

VIDEO

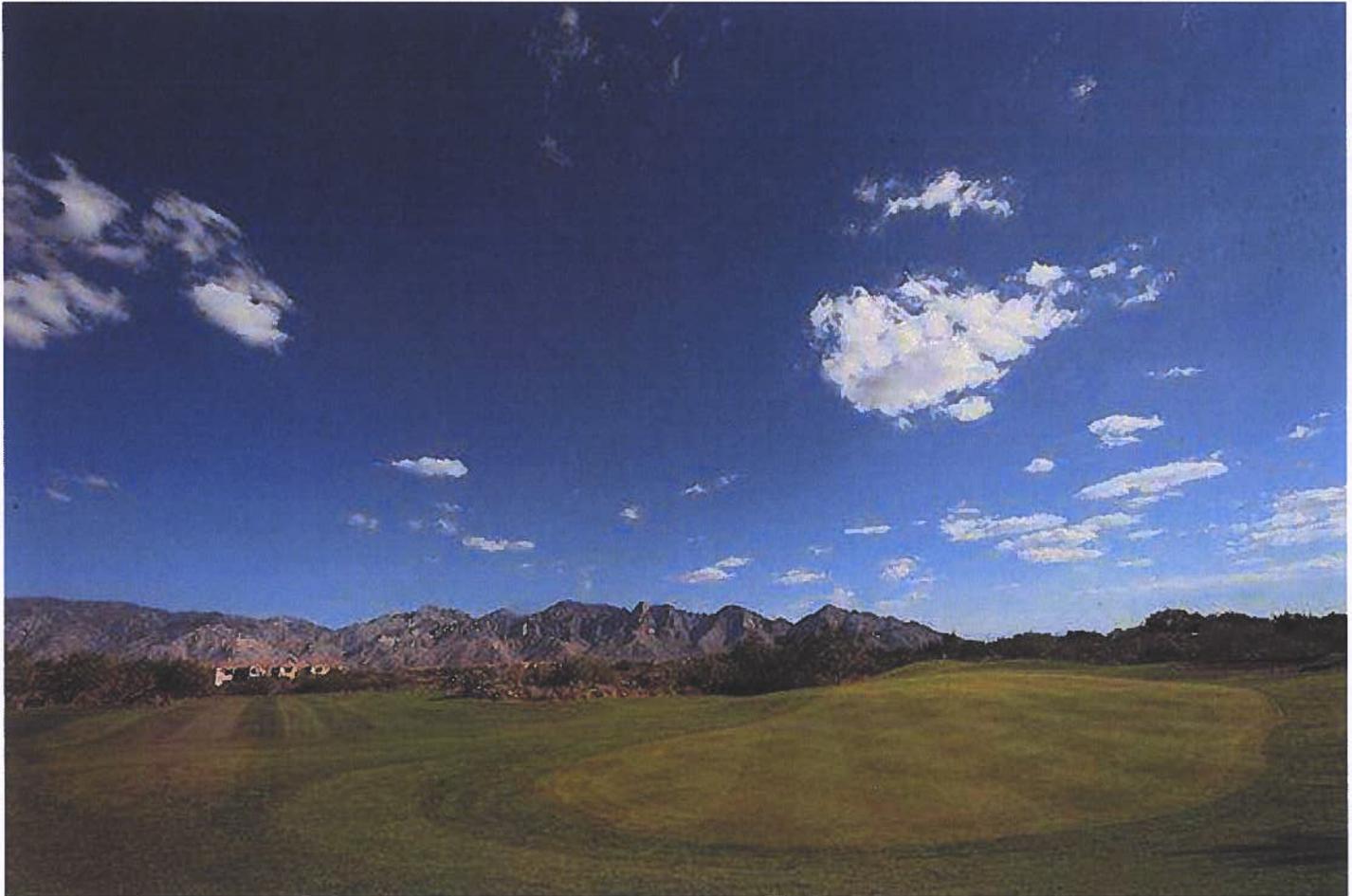
https://www.tucsonlocalmedia.com/news/article_f6d567a2-2dcd-11eb-97b3-1b94b5652ff6.html

TOP STORY

Oro Valley takes action on town's two defunct golf courses

Austin Counts, Tucson Local Media

Nov 25, 2020



The Oro Valley Town Council has voted in favor of maintaining two of the town's out-of-commission golf courses at their council meeting on Wednesday, Nov. 18.

The council plans to purchase the former Vistoso golf course for fair market value by April 1, 2021, and designate the property as open space, as well as initiate discussions with interested parties on ways to recommission the Pusch Ridge nine-hole course in the near future.

"I think it's been very evident by the community that there's a significant interest in contributing towards the purchase and maintenance of this property going into the future," Mayor Joe Winfield said about the potential Vistoso purchase during Wednesday's meeting.

Winfield said the town plans to hire an appraiser to determine the Vistoso property's fair market value and direct Town Manager Mary Jacobs and Town Attorney Gary Cohen to negotiate with the property owner: Romspen Vistoso LLC, a Canadian non-bank mortgage lender.

Before the vote, Council Member Steve Solomon questioned what the town's monthly cost to maintain the property would be, should Romspen agree to sell. Winfield said he discovered Oro Valley is eligible for grants to help offset the cost of maintaining the property after speaking with officials from Arizona State Parks and Trails.

"There's also significant grants from the Water Conservation Fund that the town can apply for and would most likely pay dollar to dollar," Winfield said. "So, if we contributed a million and a half, the Water Conservation Fund would contribute a million and a half."

Council Member Dr. Harry 'Mo' Greene also questioned why the town was setting a five-month timeline to complete the potential land purchase, instead of trying to expedite the process.

"Why April? We've heard from these folks during the [public hearing] they're on pins and needles. It seems to me if we could resolve it by February it would be certainly advantageous," Greene said. "The longer we drag it out, the more miserable it is for the people who are living there."

Winfield said the April 1 deadline would give town staff enough time to get an appraisal of the property, negotiate a deal and (hopefully) complete the transaction as the holiday season approaches and a global pandemic rages on.

"An appraisal is needed and that process takes time, about 30 to 60 days," Winfield said. "I was thinking of staff and giving a reasonable timeframe. This gives it a hard date and we're talking months, not years."

The fate of the Vistoso property has been hanging in the balance after the golf course closed in 2018 and was subsequently purchased by Romspen. The mortgage lender originally planned to build a senior care facility and residential housing on the property, but outcry from surrounding homeowners associations put those plans on hold.

Romspen recently declined a fair market value offer from national environmental nonprofit organization, The Conservation Fund, who wanted to repurpose the course for recreational use. Romspen attorney Pat Lopez said the nonprofit's offer was declined because neither party could agree on the property's fair market value, despite the Conservation Fund paying for and submitting a professional appraisal to Romspen. The details of the appraisal are sealed due to a nondisclosure agreement between the nonprofit and Romspen.

Should Rompsen not accept Oro Valley's offer, the town could try to claim the property through a condemnation process under eminent domain, with a fair market value ultimately determined by a jury. The process normally lasts about one to two years during normal times but would take even longer during the pandemic, according to Town Attorney Gary Cohen.

Later in Wednesday's meeting, the council voted 6-1 to initiate discussions with HSL Properties and area HOA's to decide a future plan to operate and maintain the Pusch Ridge nine hole course.

Council Member Tim Bohan voted against the motion.

Recently, HSL announced they may not operate the property as a golf course should they choose to exercise their lease option by January 31. The property management group entered into a Memorandum of Understanding with Oro Valley last February to reopen and operate the nine hole course, which is located near El Conquistador Resort that HSL owns. However, HSL recently chose to back out of the deal due to financial uncertainty created by COVID-19.

Solomon said he was concerned by HSL's announcement because it was assumed the property manager would continue golf operations when discussed in previous negotiations.

"Throughout the entire process, we never discussed closing the course down and abandoning golf on that course," Solomon said. "We had always discussed the fact that the town would effectively let HSL assume operation of it as a golf course. That was on track until COVID hit."

Solomon said he sympathises with HSL's financial concerns during the pandemic, but an alternate plan to use the property in any other way than a golf course was not discussed and should not be entertained.

"It came as a shock to a lot of the golf community and the surrounding HOAs that all of the sudden it might not be a golf course because HSL is not in a financial position to operate it," Solomon said. "We've never really discussed the future of the Pusch Ridge nine-hole course other than HSL will take it over, along with the homeowners and operate it as this special golf course."

Greene also said he wants to see Pusch Ridge nine hole course restored to its former glory, rather than seeing it converted to other uses by HSL. He warned that the course is headed down the same path as Vistoso if the council fails to take action.

"I think we've seen this movie before. I've lived here long enough to watch Vistoso gradually deteriorate with very little owner participation. For every year a golf course is fallow, it takes two to three years to bring it back," Greene said. "I think we should do what we can as a council to bridge over the COVID period and try to keep it up to the level it can be a golf course. It's an absolute gem. It's a beautiful piece of property and it's an asset to us as Oro Valley residents."

To: Mayor Chadwick, Councilman David Hershey, Councilman Kevan Wheelock, Councilwoman Jennifer Salmonsens, Councilman Kevin Nielsen
From: Citizens for Star
Subject: Willowbrook Development Zoning

April 12, 2023

Dear City Council,

Introduction and History

We are a citizen group representing Hillsdale Estates, Monument Ridge residents, and 500 members of the Willowbrook Development Information Page on Facebook.

The Star City Council is responsible for establishing, through a series of development approvals, a city that is well-planned, functional, and beautiful.

Hillsdale Estates and neighboring Monument Ridge were originally conceived and developed over the last twenty-five years by Dick Phillips, the primary owner/developer of Willowbrook. It was built for people with a desire to live in neighborhoods that offered a variety of larger lot sizes, from 1-3 acres per house in Hillsdale Estates, 5 acres in Purple Sage, and 10 acres in Monument Ridge. The surrounding area is farmland, and BLM public recreation area.

The current Willowbrook proposal substantially changes the original design from rural to suburban. It changes the style of the homes in the area from the original larger homes with open space to crowded smaller homes that can be built up to 10.54 (per the Willowbrook Site Development Features List) to the actual acre. There are 315 homes currently in Hillsdale Estates and 30 in Monument Ridge. The proposed development will put 1094 new houses, a golf course, a shopping center, and utility facilities adjacent to the existing Rural Residential neighborhood. Willowbrook plans to build these higher density homes within and throughout the current neighborhoods. This is one of the key differences between this development and others that the City often sees. Willowbrook is proposing to develop within the borders of an existing neighborhood.

Star's Comprehensive Plan provides for areas to be set aside for rural living. Hillsdale and Monument Ridge currently offer this. We ask that you preserve the character of these communities by requiring a like-kind approach to the new development, where the visual density matches what is already established.

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

We support Willowbrook developing their land. The original design for Hillsdale was rural and the next building phase should be consistent with the design of the existing community. A rural, country appearance, with one residence on a minimum 1-acre lot will accomplish that.

If one-acre minimums are not set as a requirement for the Willowbrook development, we have concerns in the following areas:

- Density
- Roads and Traffic
- Non-adherence to Star's Comprehensive Plan and Building Codes
- Schools
- Police, Fire and Utilities
- Sewer and Water

Density

Our biggest concern is the increased density of this proposed project. The applicant is requesting R-2 zoning. However, it doesn't align with the R-1 designation stipulated in the current Star Comprehensive Plan for the special transition overlay area covering all existing lots, which says new homes require larger setbacks and lot sizes than normally required. Hillsdale Estates and Monument Ridge are special transitional overlay areas.

The proposed development includes 716 acres of land, some of which is unbuildable, using 175 acres for a golf course, 91.5 acres for Road Right of Way, and some other things, leaving a net buildable acreage of 314.4 acres. 1094 homes are being proposed for this remaining acreage. This averages out to approximately 3.5 homes per acre, with the smaller patio and 6000-9000 sf lots totaling 67% of the home lots being proposed.

This is a dramatic departure from the existing home density of the current Hillsdale and Monument Ridge communities.

Roads and Traffic

Willowbrook has resisted completing a traffic study prior to approval of their development agreement each time they have approached the City. Now that the traffic study has been completed, the reason they did not want to complete one is apparent. The vast problems identified in the traffic impact study clearly show this area does not support their proposed high level of density.

According to the current Star Comprehensive Plan, the area proposed to be developed by Willowbrook is required to be R1. This not only is consistent with the existing area, but also appears to better accommodate the available road capacity (this would need to be validated by a traffic study).

Willowbrook is asking the city to ignore their own comprehensive plan and allow them to build to significantly higher densities with lots smaller than 1/10th the size that R-1 zoning would lead one to expect. Willowbrook's plan is a piecemeal plan inconsistent with the entire area and is not able to be supported by the existing roads. This will not benefit the city of Star or the existing residents of the rural area north of the city limits.

Willowbrook's proposal to add 1094 units will add over 12,000 trips per day to the existing roads without any reasonable plan to handle the additional traffic. This will not only negatively

impact the beautiful rural area of Star, but also have significant rippling negative impacts throughout Star all the way to Joplin Road.

The roads providing access to this proposed development, W. Deep Canyon Road and Lanktree Gulch Road, are classified as rural residential streets. ACHD will not consider approval of any development which would increase traffic on local rural streets to more than 2,000 trips per day. Willowbrook's proposed solution seems to be to reclassify these streets to collector roads without any modification. Changing these streets to collector roads would be devastating to the existing homes located adjacent to these roads. There is no way for 12,000 trips per day to be added to the existing network of roads within the parameters set by ACHD. ACHD has wisely stated they will not approve reclassification of these roads to collector roads.

Additionally, there are several assumptions for new roads, road extensions, and road modifications that are highly questionable:

- The plan to add a road north through the BLM has not been approved by either BLM or ITD.
- The extension of Wing Road is routed through extremely difficult land and is questionable from an engineering standpoint. It would also create a thoroughfare between existing homes.
- Willowbrook states they will modify CanAda so that it is not as steep. They have said they intend to purchase land and redirect the road. This also is both conceptual and questionable. The existing CanAda corridor homeowners north of New Hope are not likely going to agree to Willowbrook converting this relatively quiet road into a thoroughfare.

In summary, the Willowbrook development does not fit this area, is not supported by the infrastructure, and will stand out as a sore thumb if allowed to be developed as proposed. The current Comprehensive Plan developed by the city is a good plan and, if enforced, will result in our city being developed in a reasonable fashion that benefits the citizens of Star and surrounding areas, as well as current and future developments.

Non-adherence to Star's Comprehensive Plan and Building Codes

The City of Star Comprehensive Plan calls for this area to be rural and we request that the Willowbrook proposal align with this established plan and city code.

The current Comprehensive Plan was adopted in June of 2022 and provides the overall framework for the City and future development. In it there are three Objectives in the Land Use Chapter that speak directly to the proposed Willowbrook development and the existing neighborhoods between Can Ada Road and Highway 16.

- Manage urban sprawl to minimize costs of urban services and to protect rural areas (8-3A-3)

- Retain and encourage rural areas where it will not result in increased costs for urban services (8.4.D)
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses (8.4.G)

The Comprehensive Plan shows more dense development near the town center with reduced densities as you move away from the town center, as is standard Planning practice. The area surrounding the Willowbrook development area has been developed through the County as Rural Residential with lots ranging from one to ten acres in size. **Approving the Willowbrook development as currently proposed goes against the three above objectives in the Comprehensive Plan.**

The proposal increases density and sprawl towards the edge of the (future/ proposed) city limits requiring the extension of city services to this existing rural area.

The Comprehensive Plan is very specific that land uses should be in harmony with surrounding land uses. However, the proposed Willowbrook development, which is proposing to develop within an existing subdivision (Hillsdale Estates) and adjacent to other rural residential development (Monument Ridge) is not similar in density at all. The proposal is to create lots that are much smaller and more dense than the existing neighborhoods. Lots that are 3,600 square feet to 12,000 square feet as well as commercial designations are suburban uses and not in harmony with the existing rural residential development on rural roads with no curb, gutter, sidewalks or streetlights. The Willowbrook proposal is in direct conflict with the Comprehensive Plan.

Policies Related to the Special Transition Overlay Areas

The Comprehensive Plan discusses how new development should transition from existing developed areas:

- When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay area, an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay lots. (8.5.4.D)
- Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.(8.5.4.E)

What transition has been provided from the existing rural residential to the proposed suburban development? There appears to be no transition and smaller, more dense development is proposed adjacent to and within existing rural residential development.

Policies related to Urban Residential Planning Areas

The Comprehensive Plan discusses what type of development shall be built near existing rural and large lot developments:

- Low densities within the Estate and Neighborhood Residential Land Use are to be designed within hillside developable areas where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. (8.5.3.B)

The Willowbrook proposal conflicts with this policy in the Comprehensive Plan. The proposed lots are small and at a much higher density than the existing developed areas. Larger lots are not proposed adjacent to the existing development.

Policies related to Open Space and Special Areas

The Comprehensive Plan calls for land uses that are in harmony with existing surrounding land uses:

- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses. (8.4.G)

The Willowbrook proposal conflicts with this policy. Small lots off of suburban roadways with curb, gutter, sidewalks and streetlights are not in harmony with the large lots and rural streets within Hillsdale Estates and Monument Ridge.

Housing Objectives (Ch 15)

The Comprehensive Plan specifically discusses preserving existing rural development.

- Preserve/maintain existing rural housing/development in the increasing urban environment (15.4.F)

The proposed Willowbrook development does nothing to preserve/maintain the existing rural housing in the area. This area is one of the few areas within the Star Comprehensive Plan that is designated for rural residential and per the Comprehensive Plan, and needs to be preserved.

The City of Star must ensure the Willowbrook proposal follows the objectives and policies within the Comprehensive Plan. The proposal must blend in with the existing developed neighborhoods with proper buffers and transitions from one land use to another.

Schools

The West Ada School District letter dated 9/14/21 (see attached Exhibit A), states that it cannot accommodate the projected additional 938 students from this new Golf Course Community.

They also state a bond will be needed and land will be accepted for donation. However, land donations do not guarantee a school will be built.

Approving Willowbrook guarantees Ada County more taxes (school bonds), and if not passed then we must accept overcrowded classrooms. With the high number of school bonds requested over the past few years, there is no predicting when the next bond will pass. In fact most bonds have not passed.

In addition, West Ada letter states there is land being donated from Willowbrook. Where is this land located? If located at the top of Purple Sage, was this factored into the TIS for Can Ada, Deep Canyon, and Purple Sage?

Although it has been stated the City hold no control over West Ada School District, school capacity and traffic are impacted by population. High density yields more need. To approve Willowbrook without having a plan for increasing school capacity goes against the spirit of the council and leaves children with a deteriorated education. As you can see from the table below the Star schools cannot accommodate the added 938 new students for Willowbrook’s development.

(Approved Development
Projected Student Count)

	<u>Current Enrollment</u>	<u>Capacity</u>	<u>Approved prelim plat parcels per attendance area</u>
Star Elementary	614	650	2900
Star Middle School	830	1000	8148
Eagle High School	1805	1800	5145
Galileo STEM Academy	739	775	N/A

Public Safety

The Board of County Commissioners held a meeting March 20, 2023. In that meeting Chief Deputy Sheriff Hart stated the following burden on police:

- For the past 25 years they’ve had 8 deputies per patrol team. The staffing level on patrol has not changed in 25 years while the County’s population has risen 85%.
- Over the past years the workload for patrol deputies has increased 32% passed on call volume.
- Due to need, deputies need to be pulled from jails leaving vacancies.
- Crashes have increased 25% on average in the past five years.
- Impactful for deputies to have increased workload over time without relief.

We have concerns about public safety. With all the growth happening in Ada County, how does Star plan to help train, staff, and support the increasing needs to ensure all these new developments have the protection they need.

Sewer and Water

Sewer lines and treatment create challenges in the hillside community. Because the plan is to have Star Sewer and Water own and operate the system once it is built by Willowbrook, Mr. Mitchell has explained that water, sewer and treated sewer water lines will be connected from SS&W facilities in Star to the new development. As the golf course and houses are built, a new sewage treatment plant may be constructed to treat sewage from the development and treated water will be used to water the golf course. Treated sewage water will initially be supplied by SS&W for the purpose of watering the golf course and recharging existing wells supplying potable water to all houses built over the aquifer.

On the latest drawings from WB, a sewage treatment plant is not shown, and no acreage is allocated for it. No drawing is shown for the routing of sewage lines, or which existing roads must be excavated to install a sewage system. Mr. Mitchell has stated that stub-outs will be provided at appropriate places for future access by Hillsdale and Monument Valley residents in the event of septic system failures of existing houses. However, again, we have seen no drawings of where these stub-outs will be located. As Mr. Mitchell has stated in public meetings, if a verbal promise is not documented in the Development Agreement, it will not be honored by Willowbrook. Therefore, we request to see these discussion points documented in that agreement.

We request the following:

Deny the annexation until a full proposal is submitted that adheres to the current Comprehensive Plan and City Code, and has been approved by ACHD.

The City of Star must ensure that the Willowbrook proposal follows the objectives and policies within the Comprehensive Plan and City Code. This proposal must be in harmony with the existing neighborhoods with proper buffers and transitions from one land use to another.

Conclusions

We are not arguing against development and believe there is a responsible way for Willowbrook to develop the property.

Our group believes that the issues outlined above can be solved by adherence to the Comprehensive Plan and City Code of a "like-kind" development plan that develops homes on a minimum of 1 acre lots. Right now, the new development not only is designed for the purpose of making the maximum amount of money for Willowbrook, but it also completely disregards the existing neighborhoods and the people who live there.

The City's Comprehensive Plan shows the hillside development area as R1. If you allow this R-2 high-density development in this neighborhood, where in Star are neighborhoods that meet the R-1 density you have established in your plan?

Please deny the current proposal, make the minimum lot size one acre for the Willowbrook development and protect current residents and the citizens of Star with a well-written Development Agreement.

Sincerely,

The Citizens for Star organization

Cherie Shields 9947 W. Lanktree Gulch Rd., Star
Rochelle Henson 5233 N. High Prairie Place, Star
Lisa Priapi 10325 W. Lanktree Gulch Road, Star
Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star
Sabrina Newberry 9909 W. Lanktree Gulch Rd., Star
Sara Kalfas 4241 Cowboy Lane, Star
Kyriacos Kalfas 4241 Cowboy Lane, Star
Richard Moore 25385 Desert Springs Circle, Star
Monte Smith 10257 W. Lanktree Gulch Road, Star

- Consistent facilitation of partner agency's conditions being met for issuance of CO
- Emerging Issues
 - Unsafe structures for occupancy
 - Ag exempt building – applicability
 - Private roads

The meeting concluded at 3:31 p.m. An audio recording is on file in the Commissioners' Office.

BOCC MAR 20, 2023

MEETING WITH THE SHERIFF'S OFFICE FOR PRESENTATION OF A PATROL STUDY

The Board met today 3:36 p.m. for a meeting with the Sheriff's Office for a presentation of a patrol study. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Sheriff Kieran Donahue, Chief Deputy Sheriff Doug Hart, COO Greg Rast, Captain Harold Patchett, Captain Ray Talbot, Emergency Management Coordinator Christine Wendelsdorf, Communications Manager Roxanne Wade, Lt. Travis Engle, Lt. Brian Crawforth, and Deputy Clerk Monica Reeves. The Sheriff's Office has done in-depth study which includes their most critical needs as well as historical data over the last 25 years. A PowerPoint presentation was given by Chief Deputy Sheriff Hart which is summarized as follows:

Wage and Compensation Program

- The program has had a dramatic positive effect on the CCSO. Prior to its implementation the turnover rate was 25%; they have not had a single deputy resign since that time.
- In a short period of time the compensation plan has made a tremendous difference with the quality of candidates CCSO has been able to bring in and retain.

Background

- For the past 25 years they've had 8 deputies per patrol team. The staffing level on patrol has not changed in 25 years while the County's population has risen 85%.
- Impacts of population growth

Call Data and Staffing Shortages

- Over the past years the workload for patrol deputies has increased 32% based on call volume.
- While staffed at 8 deputies per team they have been operating at 6-7 deputies per team. Last year CCSO was able to transfer four deputies from jail to patrol
- Impactful for deputies to have increased workload over time without relief
- Are now in position where patrol is staffed. Only have five vacancies in the jail.
- Crashes have increased 25% on average in the past five years

Proposal for additional patrol deputies

- CCSO is seeking 16 new positions brought on at a rate of four per year for the next four years. With the intention of pulling deputies from the jail and given them the opportunity for advancement and different jobs.

Commissioner Holton looks forward on collaborating on how to get this implemented in the budget and make a plan that staffing can reply upon. Kieran Donahue said the team is in the process of preparing a 3-year strategic plan for the Board's review. Command staff has been tasked with producing a strategic plan on the needs from a functional operational standpoint of every division in CCSO, with the information to be provided to the Board by mid-May.

No Board action was required or taken as today's meeting was held for informational purposes only. The meeting concluded at 4:08 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2023 TERM
CALDWELL, IDAHO MARCH 17, 2023

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Creative Awards in the amount of \$6653.90 for the Fair
- W-W Mfg. Co., Inc. in the amount of \$9191.35 for the Fair

APPROVED CLAIMS

- The Board has approved claims 592993 to 593022 in the amount of \$37,448.20

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for Amber Oquendo, P/T Interpretive Specialist; Parker Allen Smith, Deputy Sheriff – Inmate Control 51003.

MEETING TO DISCUSS CONSIDERATION OF OPIOID MONIES AND TO CONSIDER AN ACTION ITEM: PARTICIPATION AGREEMENTS IN CONTINUED RESOLUTION OF THE OPIOID LITIGATION SETTLEMENT PROCESS

The Board met today at 1:01 p.m. for a meeting to discuss consideration of opioid monies, and to consider the following participation agreements as proposed by the Idaho Attorney General and Crueger Dickinson in continued resolution of the opioid litigation settlement process: Walmart,



West Ada

SCHOOL DISTRICT

September 14, 2021

City of Star
P.O. Box 130
Star, ID 83669

RE: Willowbrook Master Planned Development, PUD-21-02

Dear Planners:

West Ada School District has experienced significant and sustained growth in student enrollment during the last ten years. Applying our Student Generation Rate (.7 per SF dwelling unit), to the Willowbrook Development we predict these homes, when completed, could house 1133 school aged children. This breaks down to approximately 523 elementary, 261 middle school, and 348 high school students. A closer regional analysis of students in the area shows a lower SGR of .58 per single family dwelling. This estimate indicates the number of school aged children may be closer to 938 in total, or approximately 433 elementary, 217 middle school and 289 high school students.

Approval of this development could affect enrollments at the following schools in the West Ada School District:

	<u>Current</u> <u>Enrollment</u>	<u>Capacity</u>	<u>Approved prelim plat parcels per</u> <u>attendance area</u>
Star Elementary	614	650	2900
Star Middle School	830	1000	8148
Eagle High School	1805	1800	5145
Galileo STEM Academy	739	775	N/A

West Ada School District supports economic growth. To meet the need for additional school capacity, West Ada School District will accept the donation of land appropriate for a school site. Passage of a bond issue will be required prior to the commencement of new school construction.

Residents cannot be assured of attending the neighborhood school(s) as it may be necessary to bus students to available classrooms across the district. We ask that you encourage the developer to provide safe walkways, bike baths and pedestrian access for our students.

Sincerely,

Marci Horner
Planning and Development Administrator

To: Mayor Chadwick, Councilman David Hershey, Councilman Kevan Wheelock,
Councilwoman Jennifer Salmonsens, Councilman Kevin Nielsen
From: Citizens for Star
Subject: Questions the City Council might ask Willowbrook

April 13, 2023

Dear City Council,

We know it is a lot of work for you to get ready for major development discussions like this one. Here is a list of questions you might ask Willowbrook to get the discussion started.

Respectfully,

The Citizens for Star organization

Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star
Cherie Shields 9947 W. Lanktree Gulch Rd., Star
Rochelle Henson 5233 N. High Prairie Place, Star
Lisa Priapi 10325 W. Lanktree Gulch Road, Star
Sabrina Newberry 9909 W. Lanktree Gulch Rd., Star
Sara Kalfas 4241 Cowboy Lane, Star
Kyriacos Kalfas 4241 Cowboy Lane, Star
Richard Moore 25385 Desert Springs Circle, Star
Monte Smith 10257 W. Lanktree Gulch Road, Star

Traffic

1. Did the TIS include event traffic for golf course tournaments?
2. Did the TIS include commuter traffic to and from Emmett, cutting through the development to Middleton and points west on HWY 44?

Roads & Traffic

1. The TIS indicates that the main roads in Hillsdale would need to be repurposed from country roads to collector roads. Which are planned to be 5 lanes? What will the others be? Will road widening necessitate taking private property for road use?
2. Where is Wing Road going to intersect W. Lanktree Gulch Rd.?
3. Where are any Letters of Intent between Willowbrook, BLM, Governor Little, ACHD and ITD regarding the rights of way for Aerie Way, and Wing Rd.?

Zoning and Special Transitional Overlay Districts

1. What special Setbacks and Lot sizes will be enforced next to the Hillsdale and Monument Ridge developments?
2. Is it the intention of the council to enforce the setbacks described in the municipal code and Comprehensive Plan?
3. Is it appropriate to consider an R2 proposal for this development even though The Comprehensive Plan has shown this area to be designated R1 for the last year?

Golf Course

1. Who would be the owner of the golf course?
2. What would the hours of operation be?
3. What would the hours of operation be for the Clubhouse Bar, Restaurant, and Events?
4. What is the backup plan, in the event that the golf course has a business failure?

Water

1. Where is the emergency water tank going to be situated in the new development? What will its capacity be? It doesn't appear on the plan.

Sewage

1. If treated sewage water is pumped up the hill from Star, will it be used to recharge the aquifer for drinking water?

Schools

1. There doesn't appear to be any land allocated for any schools. This is a change from the last application. Where are the additional estimated 984 students going to go to school?

To: Mayor Chadwick, Councilman David Hershey, Councilman Kevan Wheelock,
Councilwoman Jennifer Salmonsens, Councilman Kevin Nielsen

From: Citizens for Star

Subject: Questions the City Council might ask Willowbrook

April 17, 2023

Dear City Council,

Attached to this letter are our comments on the Proposed Development Agreement Submitted
by Willowbrook

Respectfully,

The Citizens for Star organization

Rochelle Henson 5233 N. High Prairie Place, Star
Richard Moore 25385 Desert Springs Circle, Star
Cherie Shields 9947 W. Lanktree Gulch Rd., Star
Lisa Priapi 10325 W. Lanktree Gulch Road, Star
Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star
Sabrina Newberry 9909 W. Lanktree Gulch Rd., Star
Sara Kalfas 4241 Cowboy Lane, Star
Kyriacos Kalfas 4241 Cowboy Lane, Star
Monte Smith 10257 W. Lanktree Gulch Road, Star

Recording requested by and
when recorded return to:

Planning Director
City of Star
P.O. Box 130
Star, ID 83669

(Space Above for Recorder's Use)

DEVELOPMENT AGREEMENT Willowbrook Golf Community

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Willowbrook Development, Inc., an Idaho limited liability company and hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land totaling approximately 726.6 acres in size, currently located within Ada County, zoned RR, and more particularly described in **Exhibit A** of Ordinance _____, which is attached hereto and incorporated by reference herein (the "Property");

Incomplete. What Ordinance? Blank spot in form.

WHEREAS, Owner requested that the Property be annexed into the City, be rezoned, and be developed in accordance with the applicable ordinances and regulations of the City and this Agreement.

How is the application in compliance with the applicable regulations? The project does not comply with the Comprehensive plan specifically in the density. Also, golf courses in R zoning designations of the Municipal Code require a Conditional Use Permit.

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

Section 67-6511A, Idaho Code

(c) The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision

providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

We think that this means that the City can stipulate amendments to the development plan where it is deficient in providing necessary infrastructure for city services such as police and fire protection or necessary schools. We have pointed out in a separate letter where these plans are lacking or non-existent.

The density of the residential uses and commercial developments are not appropriate for the area. The existing neighborhoods are rural residential.

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned and developed in accordance with this Agreement;

Disagree; the Proposed Agreement is Conceptual in nature, incomplete and in violation of City Municipal Code and the Comprehensive Plan. It may also be contrary to ACHD, ITD and CHD4 guidelines. Promise to adhere to ACHD guidelines is covered in paragraph 2.6 of this document.

WHEREAS, the parties agree to the zoning designation for the Property as described herein;

Disagree: the current Comprehensive Plan Map was approved on June 7, 2022. It designates the northern hillside and mesa area as LDR (maximum 1 unit per acre). This would be consistent with RR or R-1, with special transition overlays to protect the existing housing developments from encroachment by developers. R-2 runs counter to this guaranteed protection. How long after the Comprehensive Plan was amended will Developers be allowed to propose zoning that overwhelms existing housing and road infrastructure? Was there a City hearing wherein a special R-2 zoning was agreed to by the City Council, even though the Comprehensive Plan changed the land use to LDR (maximum 1 unit per acre)? Where is the documentation for this decision?

WHEREAS, a Request for Annexation and Zoning of the Property to R-2-DA was made as File No. _____, which applications were approved on _____, 2022; WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

We think this is self-serving and untrue. To us, no mitigation of adverse impacts of the development are in evidence in the plan. It makes the Special Transition overlays meaningless. And there is no mitigation in evidence that the development will happen in a manner consistent with City Ordinances, the Comprehensive Plan and the adjustments for the Special Overlay areas.

There have been no mitigations proposed to mitigate adverse impacts of the development on neighboring properties. This is particularly concerning with the traffic impacts to the existing rural residential roadways. How are traffic impacts going to be mitigated? The TIS outlined several impacts that cannot be addressed in its current form with existing roadways in developed communities. This development is not consistent with City Ordinances and most importantly the Comprehensive Plan. The Findings for the Annexation and Zoning cannot be made.

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1. **Section 2. Development/Uses/Standards.**

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the Property as follows:

- Zoning Classification: The zoning classification of the Property shall be R-2DA.
- Strongly disagree. RR or R-1 are the only zoning classifications that are consistent with the LDR (max 1 unit per acre) density and would work with a like-kind development with the adjacent residences. ACHD requirements may make even R-1 difficult, given the Road and Traffic conditions revealed in the TIS.
- R1 or RR are consistent with the Comprehensive Plan Land Use of LDR (Max 1 unit per acre)
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved Conceptual Master Plan, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

This map is conceptual only, and not detailed enough for the Council to make an informed decision. Please refer to our letter and 36 inch x72 inch full-scale maps that were provided to the Council in shipping tubes. There are roads, school property and emergency water storage locations missing from this map. Viewing it at the 8 ½ x 11 scale is not informative.

Traffic impacts are also not addressed as well as the commercial designated parcel. What are the impacts of a commercial development to a rural residential neighborhood?

The conceptual plan does not give enough details to waive the required CUP process for the golf course.

- 2.3** Uses. The Property is hereby approved for a 175-acre golf course and associated clubhouse facilities. Any further residential or commercial uses on the Property may not proceed unless and until the Council approves a Preliminary Plat application and Planned Unit Development application and a modification of this Development Agreement to incorporate Council's conditions of approval on such subsequent applications and any updates to the Conceptual Master Plan. All future uses are subject to review requirements as stated within the Unified Development Code, unless specified within this Agreement.

The golf course is being touted as "open space" and is proposed as justification for the housing density for the rest of the development. But it is a separate commercial enterprise, not under the ownership of the HOA. It will be operated separately by Willowbrook or another buyer. In other developments, the open space is owned and maintained by the HOA, not used as "open space" and then converted to a commercial enterprise owned and operated by the developer.

How can you approve one section of this development without looking at the entire proposal and all of the impacts? Segmenting approval is dangerous and does not take into account the full impact the development has on the community and what mitigations are necessary.

What are the impacts from the golf course? What happens if the course fails in the future.? What protections do the neighbors and community have that this would not be converted to more homes or other uses not compatible with neighboring community?

- 2.4** Setbacks. The development shall comply with the standard setbacks for the applicable zone based on Unified Development Code in place at the time of preliminary plat approval unless exceptions are approved with a Planned Unit Development.

Not true. Refer to the full-size map and letter you each were provided. There are set-back violations of code in the smaller lots, which comprise 135.8 acres of the total. Special Transition Overlays are ignored. These areas should provide for greater setbacks, not less.

Development should comply with R1 not R2 zoning.

- 2.5** Proportionate Share Agreement for ITD Improvements. Owner agrees to participate in the costs of construction or improvements to the portions of the State

Highway System within the City of Star and/or City of Star Area of City Impact. Owner will pay the traffic mitigation fee determined by the Idaho Transportation Department (ITD) as follows: Owner will pay the City the determined amount for Residential per buildable lot within each phase prior to signature on the final plat for the applicable phase. Owner will pay the City the determined amount for Commercial prior to issuance of a building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. Owner shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

- 2.6 Compliance with ACHD Conditions.** Owner will comply with all site specific conditions imposed by Ada County Highway District (ACHD) based on ACHD's review of the Traffic Impact Study.

This is not possible, given that the traffic loading generated by the Conceptual Road system indicates that several existing Rural roads would need to be converted to 5 lane collector roads, which would necessitate road widening and encroachment into existing private property, most of which have driveways that back onto these collector roads.

This needs to be specifically proposed, outlined and reviewed prior to any approvals. There are too many impacts to the existing community and roadway system to "kick the can down the road". The impacts and mitigations need to be identified and addressed before any approvals.

- 2.7 Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

What are the repercussions of Owner defaulting on the final agreement? It doesn't stipulate that here. This needs to be agreed in this document before approval is given.

- 2.8 Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

It doesn't say what the penalties are, just that the Owner may take out a bond. Who "estimates" the cost of completion of the defaulted acreage?

Section 3. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation.

Disagree. When a default happens, all undeveloped non-golf course property should revert to the zoning currently part of the Comprehensive Plan, which is R-1. However, if the development of the golf course is deemed to be in default by the City Council, the vacant land should not revert to any zoning as the land was already used to justify the density proposed as open space. Filling it up with houses would increase the density, road loading, and traffic beyond the ACHD loading limits.

All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.

Again, the golf course should revert to R0, or open space, as it was used as open space to justify the housing density proposed.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

This is unclear. Let's look at an example. If Aerie Way and/or Wing Road become unbuildable for any reason, the developer, under the terms in this section, would still be able to complete the same number (1094) of houses, even though there would be no way for the roads to handle the increased traffic.

This is why we need mitigation measures before any approvals.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and

restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

There should be a section in the Development Agreement that delineates a path of resolution in the event of a Business Failure of the Golf Course. This section should state that the golf course should remain a golf course in perpetuity unless there is a business failure. In that event, the City of Star should be deeded the golf course for the express purpose of maintaining it as a public park. This is what lawyers do, and it should be agreed in this Development Agreement.

Section 7. General Matters.

7.1 Amendments. Any material alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

Mr. Nate Mitchell has stated in public meetings that anything impacted citizens wanted would have to be part of the Development Agreement, or it would be ignored. Therefore, we request the following to be added to this Agreement:

1. Country Rural Residential lot size of 1 acre minimum
2. No road widening of existing roads.
3. Road traffic loading to meet ACHD and ITD standards
4. Berm buffer protection on all new or modified entry/exit roads
5. Asphalt networked walkways, trails, pathways, bike paths linked with the planned paths of the Star Transportation and Pathways Committee.
6. The golf course ownership will be held in an irrevocable Trust, citing the City of Star as the beneficiary owner if the course experiences a business failure. The City will be instructed to not develop the property for additional housing, but will manage and maintain the golf course as a public park.
7. Use 100% treated wastewater for irrigation of the golf course.
8. Using treated sewage water to recharge the aquifer is expressly forbidden. No one wants to drink treated water that has been recently dumped into the source of our wells.

9. Willowbrook will remediate any effects on Hillsdale and Monument Ridge wells and water infrastructure damaged or incapacitated due to Willowbrook's development.

10. Willowbrook will not allow golf course parking to overflow into surrounding Hillsdale and Monument Ridge neighborhoods.

11. Hillsdale and Monument Ridge HOAs will get approval and sign-off on the CC&Rs of the new Golf Course Community.

12. All construction vehicles will access the planned development at the CanAda Rd./Purple Sage intersection to minimize the impact on the Hillsdale and Monument Ridge communities.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star:	City of Star Attn: City Clerk P.O. Box 130 Star, ID 83669
Owner:	Willowbrook Development, Inc. Attn: Richard M. Phillips 210 Murray Street Garden City, ID 83714
and with copy to:	Deborah Nelson Givens Pursley LLP 601 W Bannock St Boise, ID 83702

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

[end of text; signatures follow]

Letter to the City Council

From: Citizens for Star

April 21, 2023

Subject: Response to Willowbrook's narrative statements

Dear Mayor Chadwick, Councilman Hershey, Councilman Wheelock, Councilwoman Salmonsén, Councilman Nielsen,

We have been asked by the city council to ensure that our points are truthful, factual, and accurate when discussing our issues and concerns with the Willowbrook proposal. Upon review of Willowbrook's updated application narrative, the applicant made many claims without any factual data to back up these claims. We ask that the city council hold Willowbrook to the same standards that you have requested the public adhere to in addressing the City Council.

Here is a list of statements made from the narrative that we find highly inaccurate.

- The applicant stated in his application materials "The housing variety will be aligned to be compatible with surrounding residential development."
 - This statement is not true.
 - The applicant is proposing a mix of lot sizes ranging from 3,600 square feet to one acre with a majority of the lots being between 3,600 square feet and 12,000 square feet in size. This is not at all compatible with the area and the existing homes which are approximately 20 years old. The existing area is a minimum of 1 acre lots up to 10 acre lots. If the development is to be compatible with the existing development the lots sizes should be a minimum of one acre in size. This would be "compatible with the surrounding residential area".
 - Additionally, if you look at the typical lot sizes and housing types the applicant provided, most look nothing like what is existing in the Hillsdale Estates and Monument Ridge developments. **The net density of 3.48 du/a is not compatible with the existing neighborhood.**
- The applicant also states "Thirty-one acres of buffer parkways and grassy areas"
 - What exactly is provided within these areas? The proposed lots will be much smaller than the existing lots and will need active recreation areas. Where are the proposed parks? How will Hillsdale's private open space be protected from neighbors who do not pay for the maintenance of these amenities?
- The applicant states "all within a beautifully landscaped and highly amenitized development, connected with bike and pedestrian pathways."
 - However, the application provides little to no details on amenities. Trails only seem to be provided where the terrain is too steep to build on with no connectivity throughout the neighborhood. What and where are the amenities?

- The applicant states that the golf course will be “the focal point of the Willowbrook community”
 - If you look at the conceptual master plan, you will see most of the golf course will be surrounded by very small lot homes, which do not blend with the existing rural neighborhood. The new residents in these homes will be the only ones to actually see the course.

- The project description letter requests: “The golf facilities are requested to be approved as part of the Development Agreement in lieu of a conditional use permit.”
 - We strongly disagree with this request. No preliminary plans of the proposal have been provided and there is little to no information in the DA regarding the golf course, how it will be run and what will happen in the future if for some reason the course fails. All of this should be reviewed as part of a Conditional Use Permit where specific conditions would be put on the project. There is not a reason to make an exception to the Code.

- “Willowbrook’s Conceptual Master Plan includes approximately 110,000 SF of neighborhood commercial space to eventually include convenient services and retail opportunities for area residents and visitors.”
 - The existing neighborhood is rural residential with large lots, hobby farms, livestock, etc. Commercial development is not compatible with the existing neighborhoods. There are few details on the proposed development and the impacts to the neighborhood.

- “The planned future commercial uses will not occur until and unless approved as part of the future preliminary plat and PUD applications.”
 - However, the applicant is requesting the land be annexed and zoned at this time without a thorough review of the impacts these uses will have on the existing neighborhood in the future. More information is needed before this application can be approved.

- “Willowbrook’s Conceptual Master Plan includes land for civic uses, including sewer, fire/police/EMS services, that will provide improved safety and services for all adjacent residents.”
 - This claim is made without any details of what type of uses, where they will be located and how they might impact the neighboring existing residences.

- Access/ Roads – “Primary access to Willowbrook is planned at Can Ada Road on the West, with a residential collector and spine road running east-west, and additional points of access at Wing Road and W. Deep Canyon Drive. In later phases, a future road extension is planned to connect to a new Highway 16 access northeast of the site. Public and private roads will provide residents with circulation throughout the development. A

traffic impact study and associated review by ITD and ACHD will be required with the Preliminary Plat application.”

- Very few details have been provided on traffic. A TIS was completed, and this project will have major impacts to the existing rural roads within the existing neighborhoods. There is no discussion on how these impacts will be mitigated and no real solutions to the traffic issues. Nothing should be approved until the traffic impacts and mitigations are fully understood and acceptable to ACHD.
- Open Space and Amenities – “The featured amenity in Willowbrook is the 175-acre, 18-hole championship golf course, which includes a driving range and clubhouse amenities, and this will be provided as the first phase of the development, providing immediate public benefit.”
 - A golf course might be an amenity to some, but it is not Open Space. This golf course is a commercial use and it will be there for the residents to pay for and enjoy if they choose to spend their money there (like any other commercial use). The course will be privately owned and not a municipal course, so there is no public benefit where the City might own, maintain and offer green fees at a reduced rate. A public benefit does not exist.
- “Willowbrook meets all of the requirements for annexation and zoning. First, annexation and zoning to R-2 complies with applicable provisions of the Star Comprehensive Plan.”
 - The site is designated Low Density Residential (Maximum 1) unit per acre per the Star Comprehensive Plan Land Use Map. Compatible zoning designations for this land use are RR (rural residential) and R-1 per the municipal code. R-2 is not compatible.
- “The Project also includes a mix of commercial and residential development within a planned community that encourages walkability, addressing Implementation Policies 7.5(A) and (E).”
 - There is nothing in this application that discusses “encouraging walkability”. The project is isolated in the most northern part of the city (if annexed) far away from services. There is no comprehensive plan for trails and pedestrian connectivity.
- “This Project will provide needed housing and appropriate commercial development adjacent to that housing in an area with similar uses.”
 - There is nothing similar about the existing rural residential neighborhood and the dense suburban uses. As the applicant stated earlier in their application letter, they have not identified the commercial uses, so how do they know they are appropriate and similar. There are currently no commercial developments in the area, which is expected and consistent for rural residential development.

- “The master planned nature of the community – with the golf course, employment opportunities, access to services, and significant connecting pedestrian and bike pathways – will provide internal trip capture opportunities, minimizing external impacts on roads and maximizing quality of life. The commercial uses will benefit the City and all City residents with increased tax base and opportunities to access quality goods and services.”
 - There are no “significant connecting pedestrian and bike paths” proposed. The best possible commercial development would be a strip mall, not livable wage jobs. There is no possible way for the applicant to back up the claim that this project “will provide internal trip capture opportunities” from the very conceptual plans provided. The TIS has shown the huge impacts to the roadway system. This claim is simply not accurate.

- “All conditional use permit criteria in Star City Code are met.”
 - As required by the Municipal code this application needs to go through the required CUP process. There is nothing that warrants an exception.

- “The design, construction, operation and maintenance of the golf course uses will be compatible with the surrounding uses, and with the existing or intended character of the vicinity. The architecture will conform to and/or complement surrounding development, and the golf course uses are compatible with adjacent residential and recreational uses.”
 - The applicant has not provided enough detail to determine if the course is compatible with the existing neighboring rural residential development. No architecture, detailed site plan, or a detailed description of the operation has been provided. All these things need to be provided to determine compatibility and the need for conditions of approval, if approval is warranted.

- “The Willowbrook golf course and facilities will not adversely affect properties in the vicinity. The Project will enhance the property and aesthetic values of adjacent properties with beautiful and functional amenities and related services for area residents.”
 - There is nothing to back up this claim. There are no details to the proposal to determine if the proposed golf course would adversely affect properties in the vicinity.

- “The proposed golf course uses will not constitute nuisance activities of any kind.”
 - Again, no detailed description of the operation has been provided to determine if the use will constitute a nuisance. More information is required.

The site should not be annexed or rezoned until more information is provided and impacts and mitigations are determined. The project needs to comply with the Comprehensive Plan and ensure compatible one acre lots are developed. Traffic impacts must be addressed. A

Conditional Use Permit needs to be applied for to develop the golf course so the impacts can be reviewed and addressed.

Thank you,

The Citizens for Star organization

Rochelle Henson	5233 N. High Prairie Place, Star
Lisa Priapi	10325 W. Lanktree Gulch Road, Star
Richard Moore	25385 Desert Springs Circle, Star
Lisa Priapi	10325 W. Lanktree Gulch Road, Star
Anadeane Galbraith	9758 W. Lanktree Gulch Road, Star
Cherie Shields	9947 W. Lanktree Gulch Rd., Star
Sabrina Newberry	9909 W. Lanktree Gulch Rd., Star
Sara Kalfas	4241 Cowboy Lane, Star
Kyriacos Kalfas	4241 Cowboy Lane, Star
Monte Smith	10257 W. Lanktree Gulch Road, Star

Shawn Nickel

From: Craig Jackson <craigjackson9@icloud.com>
Sent: Monday, April 17, 2023 7:03 PM
To: Shawn Nickel
Subject: Willowbrook

To the Mayor and city council

My name is Craig Jackson. I live in this valley since 1961 and here in Star the past 20 + years. I have seen the growth in this valley "roller coaster" multiple times. However, the past 5 years I have seen the most significant changes. I have had my discussions with those that oppose this project this past year. My entire working (45 years) life has been devoted to the golf course construction and maintenance industry. So, it goes without saying, not many in this valley know more than I when it comes to the topic of golf operations, design, and construction. I feel it's my responsibility to fact check those who have been spreading false information. In comparison, the 1000 homes proposed would use far less water than those 350 some homes in Hillsdale estates! The enormous landscapes and animal pastures suck far more water. In addition, the golf course will use effluent from the developments treatment facility, the city of stars facility or both. Hillsdale? Septic tanks and their drinking water from the aquifer. Not their aquifer, the valleys aquifer. Rural Hillsdale? Hillsdale isn't rural. Rural is 2 miles from downtown Star? Which direction is rural? I know every other direction except north towards Hillsdale 🤔. Rural use to be land between Eagle and Star in the 80's. I'm guessing most of those living in Hillsdale and surrounding areas moved here in the past 10 years. Desperately moving from other places to escape the crime, congestion, poor schools, and run down neighborhoods. Now that they have escaped, and have moved to my valley, they want to close the gates! I would be willing to bet, they all looked forward to the new Ridley's, Albertsons, Taphouse, Les Schwab, McDonalds , and many more businesses recently built in my backyard! They say they did not have a vote regarding the new homes and businesses in the city limits because they aren't annexed. So, do they truly have a say with respect to this project when they are county and not in the city limits? It has been their chose to annex over the years and have decided the opposite. They are part of the problem. Simply put, you can't throw rocks when you live in a glass house. Because I'm not an expert when it comes to developement layout , I'm only speaking in favor of a first class golf course design and a designer who I worked with in the past. I've watched the workshop videos and I know the the land owner and his representatives. They will meet the cities required expectations. After all, this complete build out estimated at 20 years? 30 years? Not the overnight buildout others want those who aren't informed to believe. The impact this golf course will have on this valley will be significant. I'm looking forward to the first shovel in the ground to driving my first tee shot! Absolutely breath taking views from the ridge over looking 18 meandering holes with a cold beverage in my hand. Cheers!

Thank-you
Craig Jackson
Lifetime valley resident

Sent from my iPad

From: [Dana DeChambeau](#)
To: [Trevor Chadwick](#)
Subject: Comments on Willowbrook development
Date: Wednesday, February 16, 2022 2:17:47 PM

Mayor Chadwick and council members Nielsen, Salmonsens, Wheelock and Hershey.
I am Dana DeChambeau. 12114 W. Craftsman St. Star
I am concerned about the Willowbrook development. My main concern that is not your responsibility but should be part of your review process, is the roads.
It seems very odd that with all this growth in our area that ACHD has not addressed the roads. We need wider roads with center turn lanes and sidewalks for ALL these new developments. I can't understand why ACHD cannot collect impact fees from the developers and get roads improved even prior to the build outs. I dare you to walk along Floating Feather between Pollard and Munger. Or parts of New Hope with no sidewalks.
I hate to compare to Boise, but the Boise sewer district collects HUGE impact fees from every building permit. I am not sure where this money goes but that's another story. As a contractor this was always a shock for people building commercial businesses.
I realize you have many more concerns like water, sewer, policing etc. etc.

Thank you for your time Dana

Trevor Chadwick

From: David Rockwell <davidandlizann@gmail.com>
Sent: Friday, February 11, 2022 5:12 PM
To: Trevor Chadwick
Subject: Willowbrook Annexation

Sir,

It has come to my attention that once again developers are proposing that the City of Star annex approximately 1,554 acres and add over 4,000 single family homes and 593 townhomes. I would like to express a very strong opposition to this idea as the homes in this area are generally situated on 2-10 acres or more and this high density does not fit into our community. I would also like to say that we are in a drought so why keep adding homes that will be a further drain on our limited resources. It is also my understanding that a golf course is being proposed which will certainly use a great deal of water and I might add that there is already a golf course within only a few miles from this proposed location. I am sure you have seen how poorly maintained our roads are currently and all these new homes with the cars that come with them will just add to the poor road conditions and worsening traffic.

If the city of Star is hell bent on this annexation then please do not allow the golf course and limit the number of houses to no more than one per 2 acres.

Thank you,

David and Lizann Rockwell

April 23, 2023

RE: Willowbrook Development Annexation & Development Agreement
File # AZ-21-12 Annexation-Zoning & DA-21-20 Development Agreement

Honorable Mayor and City Councilmembers,

I strongly oppose the Willowbrook Development project and encourage you to vote no on the annexation and development agreement. It increases the existing residential density from R-1 to R-2.

I moved into the Hillsdale Estates neighborhood to be surrounded by properties that are on a minimum of 1 acre. The proposed development agreement would drastically change the existing character of this neighborhood by building small homes which would be inconsistent with the existing R-1 zoning. There is no need to approve a development agreement since the applicant can build R-1 single family houses by right according to the existing zone.

I live in the Hillsdale Estates neighborhood directly across from Lanktree Gulch Rd. where small homes are proposed to be built on the exterior of the project (see red highlighted area in attachment). The Hillsdale Estates neighborhood is zoned R-1 which is intended for single family houses on 1 acre lots. Page 2 of the applicant's Narrative states: "**Higher density lots will be located on the interior, while larger estate lots are located along the outside adjacent to existing homes.**" The proposed plan shows the opposite. There are many smaller homes proposed on Lanktree Gulch Rd. which is directly adjacent to our neighborhood. This is the KEY ISSUE: smaller homes MUST BE on the interior of the project, and NOT on the exterior.

I strongly recommend that you change the 6k-9k residential homes proposed on Lanktree Gulch Rd. to 1 acre or 20,000/sf to be consistent with the rest of the proposed development. Additionally, I do not support development of any "patio homes", even if they are located on the interior since these lots are simply too small for this neighborhood and will impact traffic and quality of life.

Although golf courses are being shut down nationwide due to declining membership and the cost to maintain them, I do not oppose the golf course unless it will deprive the Hillsdale Estates residents of future water well resources. This is something that should be explored since R-1 residential development would have a much less impact to the existing water source. I support any residential development consistent with the current R-1 zone where single family houses will be built on 1 acre.

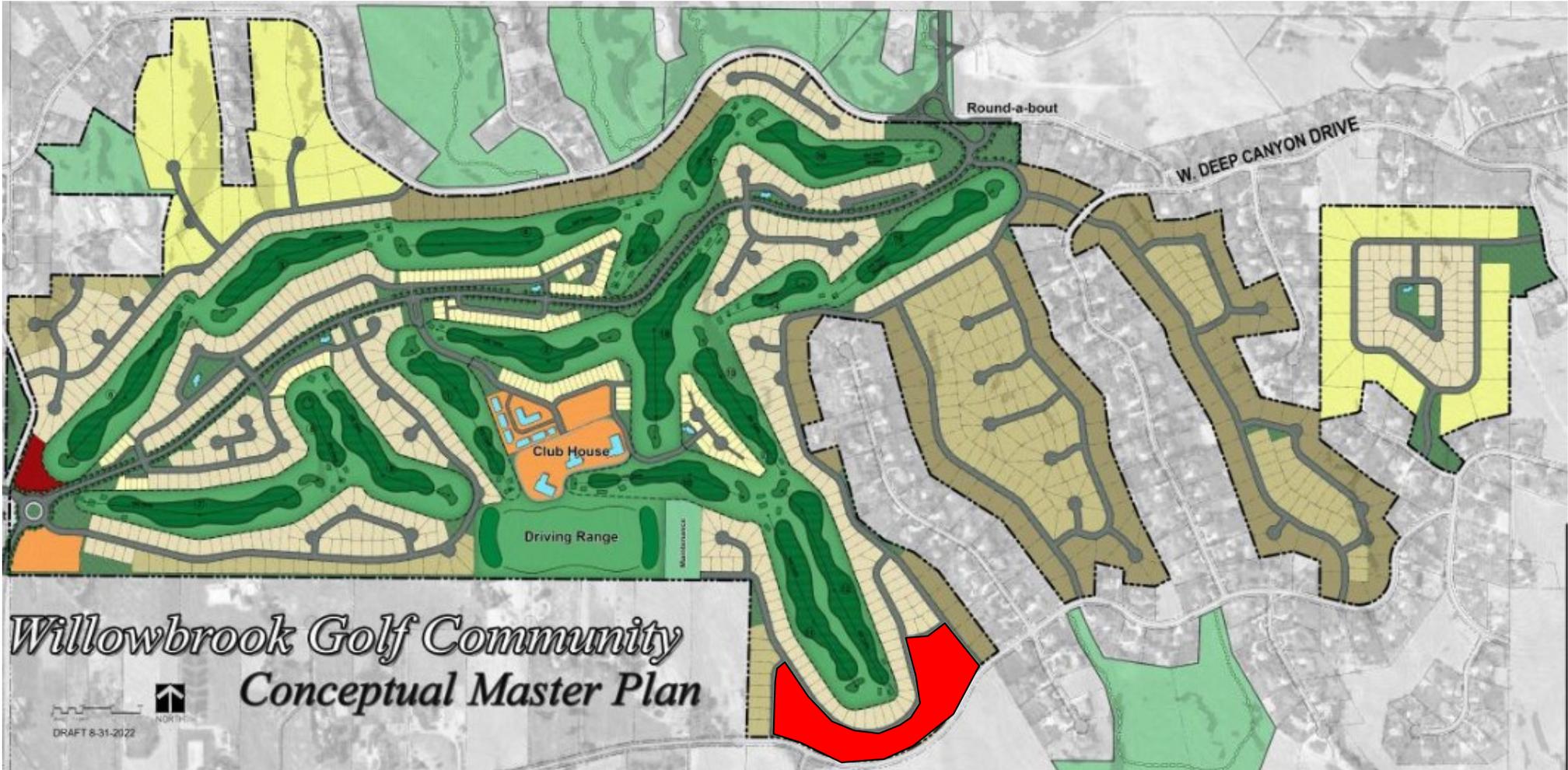
Should the City Council desire to move forward with this project, please consider approving the project with: **A condition of approval to remove the exterior small 6k-9k homes on Lanktree Gulch Rd and replace them with minimum 20,000 square foot homes.** This should not be an issue for the applicant since their updated Narrative states: "**Higher density lots will be located on the interior, while larger estate lots are located along the outside adjacent to existing homes.**"

Thank you for your consideration.

Sincerely,

David Welch

4635 N. High Prairie Pl.
Star, ID 83669



*Willowbrook Golf Community
Conceptual Master Plan*

DRAFT 8-31-2022
NORTH

AREA IN QUESTION NEXT TO LANKTREE GULCH

PROPOSED CHANGE TO R1

Shawn Nickel

From: Debbie Allen <dsallen5@icloud.com>
Sent: Monday, April 24, 2023 7:22 PM
To: Shawn Nickel; Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Kevan Wheelock; kdhershey@staridaho.org
Cc: Stevie Allen
Subject: Willowbrook Development Zoning

April 23, 2023

Dear City Council,

We have been residents of Hillsdale Estates for almost eight years and are very concerned about the proposed development as currently outlined by Willowbrook Development, Inc. We are in total agreement with the letter submitted to you by the "Citizens for Star" on April 12, 2023, but would also like to emphasize just how important this upcoming city council decision is - not just for the Hillsdale and Monument Ridge residents but for the city of Star as well. Please note that we are not opposed to Willowbrook developing the surrounding land. We are just asking that they develop the land as the area was originally intended - one acre and above lots.

City of Star Current Comprehensive Plan

Although the current comprehensive plan calls for areas like Hillsdale/Monument Ridge to maintain a rural feel with an R-1 designation, we understand that Willowbrook is asking for approval under the prior comprehensive plan (allowing for an R-2 designation) in place at the time of the original submittal. Although the "Citizens for Star" letter goes into great detail citing specific paragraphs, the current comprehensive plan is clearly more relevant to the vision of the city, its citizens and especially the residents of the affected area. To not base approval on the newest council vision would be a great disservice to the entire community.

Road Capacity and Traffic

Per the Willowbrook sponsored traffic study, the vast majority of surrounding roads and intersections are woefully unable to handle the additional traffic due to increased development population and changing traffic patterns. The "Citizens for Star" letter poses some very interesting and important questions that the traffic study didn't appear to consider. Has traffic coming from Emmett "shortcutting" through the development been estimated? Has any of the intersection or road remediation to meet ACHD requirements been confirmed or, for that matter, even proposed? Has any funding been allocated for those types of improvements which are critical to moving forward with any development of this size in addition to all of the other developments already in progress.

Schools

Developments cannot be approved to the detriment of the existing community, including the city of Star and the unincorporated areas. Without an agreed upon detailed plan between the school district and the city and commitments of land and buildings from Willowbrook, current Star students as well as the projected 1,000 new students will be adversely impacted with overcrowded schools and facilities. To say that a bond can be passed is never a sure thing and is less likely in today's economy.

Water

It's hard to imagine a scenario where the water accessed by Hillsdale/Monument Ridge is not impacted by Willowbrook, especially the proposed golf course. Hillsdale has already had water and well issues over the past few summers and certainly, Willowbrook's expansion will just exacerbate the current situation. Has anyone on the council actually done a legal review of the water rights Willowbrook currently owns and the impact to adjacent neighborhoods? Water is critical to all of us and being tied up in court over water rights might just be one of the many unintended consequences of a blanket approval.

Land

Living in Hillsdale, we are familiar with the open space that Willowbrook is hoping to develop. However, we have concerns that the enormous amount of grading necessary to render that open space buildable will cause damage to the adjacent, existing properties and homes. Have any land studies been done to confirm that no erosion or degradation of existing properties will occur? These areas are very ravine-like and will take substantial grading to become buildable.

To conclude, we are not opposed to Willowbrook developing their land as long as it is done in a thoughtful and cooperative manner, maintaining the original intentions of the neighborhoods when Richard Phillips first started Hillsdale. Patio and small lot homes, retail stores and connector roads are not the right path forward. We moved from Southern California for the land and space of Idaho and Southern California is now once again, staring us in the face...houses so close you can hold hands with your neighbors through your windows, residential roads so busy that you can no longer walk your dog or let your child ride his/her bike, and choosing city revenue and tax dollars over maintaining the lifestyle and beauty of this wonderful city and state.

Please make the right decision and do not approve this request as written. Do your homework. Ask the tough questions. Listen to those affected. Hopefully, you will come to the same conclusion as those of us who you've heard from.

Thank you for your time and consideration in this extremely important matter.

Sincerely,

Steve and Debbie Allen

Trevor Chadwick

From: Debi Shaklee <debishomes4u@yahoo.com>
Sent: Tuesday, March 1, 2022 1:23 PM
To: Trevor Chadwick
Subject: New Star Golf Course

I think the golf course would be a great addition to Star. You have my support.

[Sent from Yahoo Mail on Android](#)

Trevor Chadwick

From: D. Green <moondance_62@yahoo.com>
Sent: Tuesday, February 15, 2022 7:22 AM
To: Trevor Chadwick
Subject: Fw: Willowbrook development

----- Forwarded Message -----

From: D. Green <moondance_62@yahoo.com>
To: tchadwich@starid.org <tchadwich@starid.org>
Sent: Monday, February 14, 2022, 03:53:33 PM MST
Subject: Willowbrook development

Mayor Chadwick,

It has been brought to the Hillsdale Estate residents in the City of Star that not all of the information you have received for this proposed development is correct. There are many of us in this development that are very concerned about the amount of homes, townhomes and golf course being proposed in such a small space with very limited infrastructure to support all of the people Willow Brook intends to bring into "our quiet Estate living residents".

My husband and I specifically purchased our home here to get away from the congestion, noise, traffic and massive urban living with neighbors who can literally see into their neighbors homes. Needless to say we were misled gravely by the intended development.

After talking with numerous original owners, we have found out that this Property owner of Willow Brook personally went around to all of the Hillsdale Estate home owners and guaranteed each and everyone of them that he would NOT build any homes ON LESS THAN AN ACRE of property EACH. He promised to keep the atmosphere and integrity of this quiet country lifestyle. Now, not only has he lied to everyone in Hillsdale Residents, he is lying to you and the City council of Star. He intends to build over 6,000 homes on his properties with a Golf Course to boot. As if we need another Golf course when one in minutes down the road from where we live.

In addition, we are entering ANOTHER DROUGHT CONDITION YEAR! We have not had enough snowpack and rainfall to consider us "Normal" for water supplies, plus the hundreds of thousands who have moved to the Boise region in the last 1 1/2 yr has made a huge NEGATIVE impact on water supplies and massive amounts of traffic, accidents and infrastructure issues already! This doesn't even touch on how many massive new homes are being built in Eagle area is reaching to Stars borderline, and the City of Stars new home developments, which seem unending. It is beyond ridiculous how overly congested we have already become and NOTHING is being done about the roads and water issues.

All of the massive building needs to stop until you figure out how to accommodate all the cars, trucks, diesel trucks, RV's and everything else on the road with a proper, functioning infrastructure built before any more new construction for homes is allowed.

The Hillsdale area has 2 perhaps 3 ways in and out for us who live here. Deep Canyon Drive, Can Ada and Purple Sage which are all only 2 lane roads and have 25-35 mph speed limits. People race through here already and this will worsen if you allow this disaster of a development to be built!

It doesn't take a brain surgeon to understand how much water is needed daily for the upkeep of a golf course let alone a household. We, the residents, are surrounded by BLM property and the probability of fires starting all around us is a very real concern especially coming from California which was constantly on fire and climate change is a real threat! California allowed to much growth because of GREED and "never thought about the water sources or the roads" Thousands lost their homes and lives because of improper planning and solutions. If you allow all of this horrid, congested building, it weakens an already stressed out infrastructure which can not support anymore building and our water will be vastly depleted by an additional 18,000 people minimum, plus 750 thousand gallons a day just for a golf course...are you serious?

What if there is a fire surrounding us up in this area? The winds up in Hillsdale and other developments this area are fierce and can easily wipe out all of our homes in minutes before the fire department can get here. What if we have no water pressure because of all the NEW building YOU allowed. How will the fires be put out?. How will we all get out of here safely if we only have 2 or 3 ways out of here? Trying to get onto Hwy 16 and Hwy 44 is a Joke. Please actually consider and care for us residents, already here in Hillsdale and surrounding developments for our safety, concerns and livelihoods instead of more revenue for the City?

I welcome you to come and visit our area and talk to ALL THE ACTUAL PEOPLE WHO WILL BE NEGATIVELY AFFECTED BY THIS DEVELOPMENT. Don't turn beautiful Star Idaho into another Greedy, money hungry City/State. Again, I invite you to come and talk to us the residents and hear our stories, concerns and see for yourself the mess the developer wants to create.

Respectfully,

Diane Moya

Dana Partridge

From: Don Biava <dabiava@aol.com>
Sent: Wednesday, February 16, 2022 9:51 AM
To: Shawn Nickel
Subject: Willowbrook development

Don & Shawna Biava
25311 Shadow Circle
Star, ID 83669
(916) 396-6665
dabiava@aol.com

Greetings,

Please let me open this letter by stating we are NOT against development, only irresponsible development, which is what I believe the proposed Willowbrook development exemplifies. We are relatively new to the Hillsdale/Star Ridge area, 1.5 yrs, but we chose this area specifically for it's larger lots, larger homes and the openness of the neighborhood. The surrounding crop fields and common areas strategically placed around the development really contribute to a country feel.

Additionally, we chose Star because of it's small-town and charming atmosphere. We came from a very small ranch town in a nearby state. We have 3 school age kids and are currently business owners here in Star as well.

Obviously being residents of Star Ridge, we are directly affected by Willowbrook and felt compelled to speak out.

In the very short time we have resided here, I am extremely disappointed in what is fast-becoming of Star. The small-town feel is rapidly disappearing before our eyes with not only the insane pace of growth, but the monotonous small crammed-in tract homes by greedy developers with no regard to the existing area and it's residents. What is more disturbing is these projects are being approved by the city and it's planners. The term sell-out immediately comes to mind.

When I look at the proposed plan for Willowbrook, alls I see is more of the same. The plan does nothing to integrate into the current openness of Hillsdale development, but also the sheer size, which will virtually double the current population of Star is nothing short of irresponsible. A short drive around Star will confirm that the current roads and infrastructure are so far behind and getting worse by the day. The road constant closures/detours, dirt-dust-mud, noise, truck traffic, vehicular traffic, rapidly deteriorating roads, etc.

Another major concern for not only Willowbrook but the entire valley is water. The addition of not only that many new homes but a water-thirsty golf course is a major red flag. I don't think any expert in this field can state with certainty that our current water supply is adequate for a development of this size and future developments as well.

In closing, I feel the city of Star needs to participate in a building moratorium to allow for infrastructure catchup, but if this area must be future developed, I respectfully ask any plan approval be consistent with the current neighborhoods of Hillsdale/Star Ridge.

Best regards, Don & Shawna Biava

March 1, 2022

To Mayor Chadwick, Council Members Nielsen, Salmonsens, Wheelock and Hershey:

We respectfully ask that you do NOT approve of the present plan under consideration for development and annexation of interior land within Hillsdale Estates by Willowbrook.

Mr. Phillips initially developed Hillsdale Estates to provide a rural atmosphere, low density, single family dwelling community and it should remain the way he initially sought approval for. This should not be changed from the thoughtful manner in which the entire ranch was developed.

If two thirds of the remaining 1554 acres was developed, it would still provide over 1000 single acre family dwelling plots for him to sell and build homes on. The average price for a single acre of land approved for building on with little or no infrastructure is now between \$500,000 and \$1,000,000 per acre in the Star area, without a home built on it. That would mean at a minimum he would have sales in excess of \$500,000,000.00. At the most, given the rise in land values he would have saleable land totalling a billion dollars (\$1,000,000,000.00). This would allow for the retention of the same atmosphere he initially sought and received approval for. It would also provide money for development costs associated with the proposed less invasive annexation plan. It would allow an additional 554 acres for green space, a fire station or even a golf course as he wishes.

Thoughtful development should be the foremost in everyone's mind. Safety being primary of those items needing attention. The highways and county roads serving Star and Hillsdale are very limited in scope at the present.

Under the proposal before the Council now, nearly 40,000 NEW car trips per day would be generated by the 4,593 new residences being requested. That would be cut by over 75% if a thousand one acre homes were allowed. That's an enormous difference in infrastructure development and wear and tear on the insufficient roads into the area. Both Can-Ada Road and Deep Canyon Roads are completely inadequate for an additional 40,000 car trips per day.

These roads presently have potholes, broken area/cracks, ruts and have no shoulders on them. The cost to widen, and repave or rebuild the roads to accommodate the construction of 4500 new homes this far out of Star would be incredible, plus having to repave after the construction phase is completed would be great, as well as the widening of highways 16 and 44 would run into the billions for acquisition and completion. The highway to Emmett is already very dangerous with no lights at the Deep Canyon turn as is the Can-Ada turn from the State Street Highway 44.

I say a prayer everytime I have to cross traffic to make a left hand turn into Deep Canyon with hundreds and hundreds of cars and big trucks in the oncoming lane travelling at 55 miles per hour or more. There should be at least four lanes at this particular turn: one for traffic travelling north to Emmett, one for a right hand turn onto Deep Canyon travelling south toward Star from Emmett, a center turn lane to cross traffic when travelling north bound and into Deep Canyon and a lane for continuing traffic from Emmett to Star. Presently with no shoulders in the area, if a car is travelling southbound from Emmett and wishes to turn right into Deep Canyon, you need to make sure there is not a car in the center lane trying to turn left across traffic because there is no room to accommodate four lanes. It is very, very dangerous presently as the southbound cars swerve into the center lane and when there is a car waiting to cross into Deep Canyon there will be some head-on collisions if many more cars are on the road. Presently you have to go into a small ditch of gravel to try and get out of the way of the cars behind travelling south. A major traffic light (like at Beacon Light Rd and Highway 16) will help and should be foremost on your agenda for any further development north of Beacon Light Road.

Certainly Can-Ada Road or Purple Sage will NOT be used by construction vehicles as the expense of going miles out of the way from where the construction materials are originating would cut into the builders' profits substantially. They will use the Deep Canyon Road exit assuredly as it is closest and most convenient. Pulling the hill at Can-Ada would be impossible in snowy or icy roads for any large vehicles and Purple Sage is many miles out of the way.

Finally, many homes in the interior or Hillsdale are built virtually right on the edge of the right-of-way for the little two land road that traverses the Estates. There will be homes within literal feet of an extremely active roadway if this plan is allowed and the road widened to include shoulders. How will these homeowners fare, other than to lose much of the value of their investment under this scenario? Mr. Phillips owned and developed the present configuration and it is not really conceivable that he wants to destroy the single family, one acre setting he actively requested over twenty years ago? He could still make a very profitable development by adhering to what he envisioned for the area and retain the one acre per home, with green space idea he wished for upon initial development.

Thank you for taking time to read this letter. We think Star would be well served by looking carefully and prospectively forward to a development of the interior of Hillsdale of one acre per homesite.

Best regards,

Gail Whitsett (retired from the Oregon House of Representatives)

Dr. Douglas Whitsett (retired from the Oregon Senate)

6095 North Hill Point Way
Star, Idaho 83669
(541)89106109

Shawn Nickel

From: dbmdtb@aol.com
Sent: Monday, April 24, 2023 4:45 PM
To: Shawn Nickel
Subject: Willowbrook Development

To: Mayor Chadwick, councilmembers, Kevin Wheelock, Jennifer Salmonsens, David Hershey, Kevin Nielsen, City Director Shawn Nickel
From: Doug Braddock
Regarding: Willowbrook project!

4/24/2023

Hello all! After reviewing the current massive project that looks to increase the population of Star approximately 1/4 in size within an existing Rural development, not conforming to the STAR Comp Plan is very concerning! As it looks to turn Star into a mini-LA north! As it is currently proposed I am against this to be annexed!
Many concerns!

Points of concern:

Quality of life for the existing neighbors! Added environmental impacts, such as Noise, Air, and Light pollution, as well as possible ground, and water contamination! Not to mention listening to tractors, trucks, lifts backup beepers, and loud banging, and sawing from all the construction for the next 10 to 15 years in this encircled development, per prior meeting statements!

Water usage causing possible shortages, and existing well upgrades!

Massive traffic dumped into the existing Neighborhood's. Was the traffic study done when school was out and not account for the busses and other school traffic? Did it count the 1000 plus homes being built rite now on just Beacon light between Can-Ada and 16?! As stated in the city meeting ITD gives road ratings of F as pass! Wish the council would pass that a road needs to be at least a rating of C to better our community!

School needs, as around 1000+ new students, possible new Bonds and TAXES on all residents!

Open space, only a little hiking area off Wing Road, but no Parks with playgrounds or ball fields for family's and 1000+ kids, as not everybody is a golfer!

Operation of the course! Still not seeing enough parking for all the activities at the course? When would maintenance facilities be in operation as shows building next to existing homes?

Other phase! What if after this gets approved then they say now we want the other phase off Can-Ada to go, these road issues will get even worse?

Wildlife! Will be detrimental to all existing wildlife that roams freely as of now!

Not against development, just needs to be responsible and built to the STAR comp plan! So again I am against the current proposed annexation, needs to be matching the existing neighborhoods! Also not turning existing neighbors' roads into collector roads turning them into speedways!

Hope that you all will vote against this Willowbrook annexation in its current form!

Thankyou for your service to our community!

Doug Braddock
Trident Ridge resident!

RECEIVED
FEB 14 2022

BY: BN

February 11, 2022

From; Doug Stewart
5960 N. Golden View Ct.
Star, Idaho 83669-5363

To; Shawn Nickel
City Planning Director
Snickel@staridaho.org

Application #: AZ 21-12/DA-21-20/
PUD-21-02

Concerning the Willowbrook Development design and impact on the existing Hillsdale development, specifically proposed roadways. I'm a bit behind as a newer resident with health issues that slowed my involvement with Willowbrook. I applaud Mr. Phillips design and layout of Hillsdale. One acre plus sized lots using the natural ridges making this a really unique and outstanding development, assets that drew us to Hillsdale. But I'm now reminded of a project in the Mid-West where Lake Front Properties were sold: then the lake was drained and houses built in the lake bottom. Here we have Mr. Phillips crowning development and he's about to drain the lake! In their Aug 3 2021 Narrative to City Planning, Banbury Golf Course is held up as an example of how well his design works, along with the admission that Golf Courses are not money makers. Frankly I see little resemblance in the two designs. Banbury consists of mostly Single Family homes along roadways with the fairways in their back yards while Willowbrook looks more like a prison camp with separated cellblocks or a multitoothed squid. This lack of imaginative design is for another time. Considering that 4069 SFH, 593 TH/PH will create plenty of traffic, traffic that should have as little impact on Hillsdale as is absolutely possible, this letter points out a problem that's personal to myself and my neighbors.

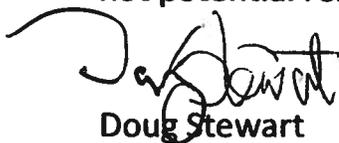
Enclosed

Attachment (1) Proposed Willowbrook Conceptual Master Plan with the area of concern marked A. They plan a South Exit from that square of 78 properties through the green area (marked in pink) onto a Dead End road, Golden View Ct., with eight houses whose kids ride their bikes and any other toys they have, people walk this street, walk their dogs, push baby strollers, play games, you name it, all because there's no traffic except for us residents and Amazon deliveries! In fact almost all the roads in Hillsdale are finger roads that dead end. The two planned outlets for the square of 76 lots is a northern outlet to Star Ridge

which turns into Golden View which is another Dead End. Their proposed Southern Exit would destroy our now pleasant Dead End street and frankly I question why? It makes no sense as this exit is less than one mile from the north exit, exits on our dead end street then out to Golden View, the same street the northern exit used, in order to get to Lanktree Rd.

On the same Willowbrook Plan #1, I propose that Willowbrook traffic routs on a path that does not disrupt our lifestyle and uses their own land. It makes so much sense I'm baffled they didn't think of it or would a lot be lost? It would appear to me that they kept this land bridge for just this purpose (Shown in Black). Done properly, the two Hillsdale properties can be spared from housing being backed up to their properties while keeping Willowbrook traffic on their roads. Anyone exiting South has only one intended road choice, Lanktree Rd. Using this simple change they now have the choice of Lanktree Rd south or Deep Canyon North, using Willowbrook roadways! One little common sense change. Willowbrook's wraparound concept will be damaging enough. I have a vested interest in this change as their proposed road dumps right into my driveway!

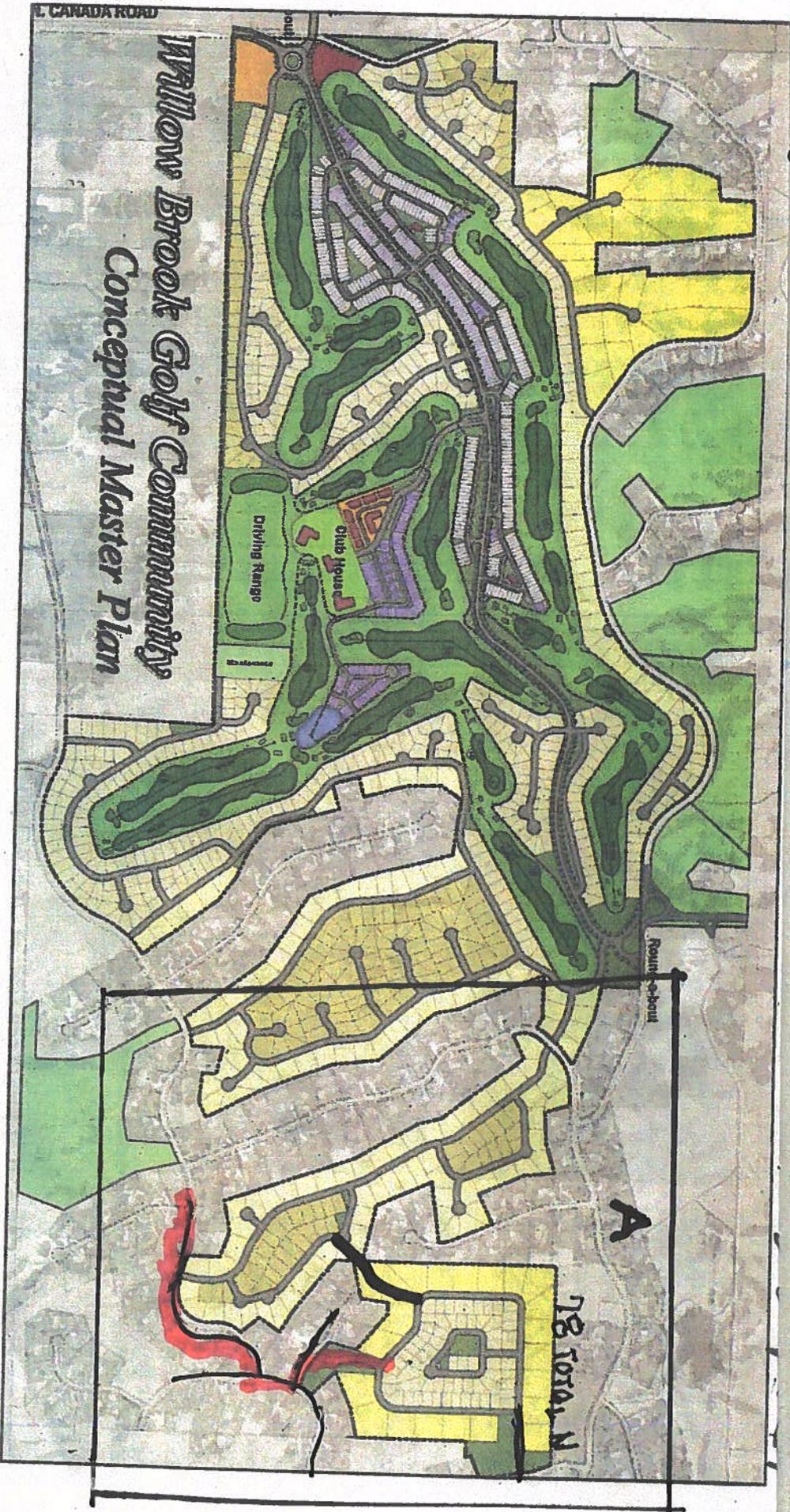
Frankly, a World Class Golf Course should be surrounded by World Class Housing, not potential rentals!



Doug Stewart

Attachment to letter from Doug Stewart 2/11/22

1 ONE



Pink: Willowbrook plan

Black: My Proposal

PROPOSED DEVELOPMENT

Trevor Chadwick

From: Dylan Spellman <dylanspellman2@gmail.com>
Sent: Tuesday, February 22, 2022 3:33 PM
To: Trevor Chadwick
Subject: New development

Hi, i am reaching out to say just how excited I am to see the Willowbrook Development/Golf Course coming to fruition. From past experience I can see what a new golf course can do for a small city, I can see this jump starting jobs as well as bringing more attention to the beautiful city of Star.

Thanks, Dylan Spellman

Shawn Nickel

From: Edward Kearney <Edward.Kearney@chequersfinancial.com>
Sent: Monday, April 24, 2023 4:47 PM
To: Kevin Nielsen; Jennifer Salmons; Kevan Wheelock; David Hershey
Cc: Trevor Chadwick; Shawn Nickel; Ryan Field; Ryan Morgan; Barbara Norgrove
Subject: Willowbrook Development
Attachments: The Kearney Family Willowbrook Ltr 42023.pdf

Hi Star Council,

As local concerned citizen of Star I have attached my letter of opposition regarding the proposed Willowbrook development.

Please take my concerns as well as the 100's of other families that will be impacted by this development project. This is too much too quickly for this small town. Taking a more thoughtful approach will be in everyone's best interest.

Thank you for your time and consideration.

Ed

Edward J. Kearney
Managing Partner
Chequers Financial Management
edward.kearney@chequersfinancial.com
www.chequersfinancial.com

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**The Kearney Family
4700 N Can Ada Road
Star, ID 83669**

April 24, 2023

Star City Hall
Star Council Members
10769 W State Street
Star, ID 83669

Re: Opposition to Proposed Willowbrook Development Next to Our Neighborhood

Dear City Council Members,

I am writing for the second time to express my strong opposition to the proposed Willow Brook development next to our neighborhood. As a resident of the community, I am deeply concerned about the negative impact this development will have on our neighborhood, particularly in terms of traffic issues and the potential perils of a retail development.

Firstly, the proposed development will undoubtedly cause significant traffic issues in our already congested area. With increased vehicular traffic from the large development, our local streets will likely experience even more congestion, resulting in longer commute times, decreased safety for pedestrians and cyclists, and overall inconvenience for residents. The current infrastructure in our neighborhood is not equipped to handle the additional traffic that will be generated by the proposed development, and it will have a detrimental effect on our quality of life.

My family and I already experience hazardous conditions leaving our driveway on Can Ada Rd. Cars and trucks are traveling at speeds well in excess of the stated speed limits. This does not seem to be addressed now and will only get worse as more people will need to travel via this road.

Secondly, the retail development that is proposed as part of the large development is a cause for concern. Currently it is positioned right next to my property with the back of the commercial units facing us. This is a huge disappointment that the developer would not place these strategically within their development to avoid unpleasant sites for the neighboring homes. It is crucial to consider the aesthetic impact of the commercial buildings on the neighboring residential areas. If the commercial buildings are not designed to blend harmoniously with the

existing neighborhood, they could be an eyesore for those living nearby, negatively affecting property values and diminishing the overall appeal of our community. We believe that commercial development should be placed within the Willowbrook proposed development, rather than right next to our residential area, in order to minimize the visual impact on our neighborhood.

As a community, we support responsible development that takes into account the needs and concerns of the residents. However, we believe that the proposed development in its current form will have significant negative consequences for our neighborhood. Therefore, we urge the City Council to reconsider the location of the commercial development within the Willowbrook proposed development and take steps to address the potential traffic issues and aesthetic impact on our community.

Thank you for considering our concerns. We respectfully request that you take these matters into serious consideration and take action to protect the interests and well-being of our neighborhood.

Sincerely,

Edward J Kearney

Edward J Kearney
4700 N. Can Ada Rd
Star, ID 83669

Dana Partridge

From: Trevor Chadwick
Sent: Sunday, March 13, 2022 7:20 PM
To: Dana Partridge
Subject: Fwd: Willowbrook Development

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From: Gary Brookshier <gbrookshier@criadvantage.com>
Sent: Sunday, March 13, 2022 4:06:39 PM
To: Shawn Nickel <snickel@staridaho.org>; Trevor Chadwick <tchadwick@staridaho.org>
Subject: Willowbrook Development

Shawn and Trevor, I understand you all will be considering the Willowbrook Development proposal in the near future. This project will include a PGA tour caliber golf course designed by Tom Weiskopf. A course of this quality will draw avid golfers throughout the region (including mediocre players like me) and has the potential to attract professional tournaments. I believe that a course of this quality would be an economic and reputation benefit to the city of Star.

While I certainly do not understand all of the issues that you will be considering in approving this project, on the basis of the quality of the proposed golf course, which could potentially become nationally ranked at some point, I would like to recommend the project.

Thanks,

Gary

Gary W Brookshier
Chairman of the Board
CRI Advantage Inc.
gbrookshier@criadvantage.com
Cell- 208-859-2000



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[CRI Advantage, Inc.](#)

GREG AND DEBORAH FISHER
5770 N HILL HAVEN PLACE
STAR, ID 83669

April 24, 2023

Mayor Chadwick
Star City Council Members
Planning and Zoning Director, Shawn L. Nickel
10769 West State Street
Star, ID83669

Re: Willowbrook Development and Annexation

Dear Mayor, Council Members and Planning and Zoning Director,

Thank you for the opportunity to again address the city council with some thoughts about the Willowbrook Development for annexation, zoning for R2 and proposed development agreement.

My husband and I have been property owners and residents in Hillsdale Estates for over 25 years. We are adjoining property owners of the 45 acres in the center of the original Hillsdale Estates Development. We have had the opportunity to experience both the challenges and benefits to living in a rural subdivision with low water pressure, costs of new pumps, increased traffic, beautiful views, wildlife and nighttime skies without much light pollution. We also had the opportunity to choose our building site and took into consideration that the acreage behind us could be developed in 15 years or more. We chose Hillsdale because homes were on larger lots instead of staying closer to the densely populated cities.

We know that Willowbrook, as the property owner, has the right to develop their property and are not opposed to that. We only ask that consideration be given to the type of development and zoning within the original Phase I and II of Hillsdale. Willowbrook was the original developer and marketed this area as 1-2 acre lots, mountain and valley views, parks, ponds, wetlands and acres of open space. We had assumed that their original intent would remain the same for the 45 acres that directly will impact our home and that of existing homeowners. R2 development does not match the original advertised intention of this area as evidenced in their attached marketing pamphlet. Willowbrook is currently proposing 89 lots for the 45 acres within Hillsdale, 22 one acre parcels and 67 single family 6000-9000 square foot lots. This number of housing will significantly impact existing homeowners, roads, use of open space, and ponds.

We do appreciate that the proposed map shows one acre parcels next to the existing properties on the perimeter of the 45 acres with most existing landowners having one house in their backyard. Our property will have two possible building sites impacting our views unless some considerations are included in building restrictions. If you look around the original development, most areas do not have backyard neighbors. Roads or open space separate housing. That is not the current proposed plan. It shows backyards without any type of buffer or open space between properties. I would ask that additional

restrictions include large setback requirements 50 feet on perimeter lots and only single story homes with no more than a 6/12 pitch on the roof and maximum of a 25 foot building height. If building rooftops are higher, views that we have enjoyed for so many years will be completely lost or obstructed. As it is, most of the pheasant, foxes, geese, badgers, turkey, and deer will probably be gone forever. CC&R's should be at least equal to those in the existing Hillsdale development. We hope the city council will help us ensure that we have appropriate CC&R's for this new development to include building restrictions, no livestock, no excessive exterior lighting glare, recreation vehicles storage or outbuildings not approved by an architectural review committee or HOA. We would ask that these items be included in the Willowbrook Development Agreement.

We are not opposed to the golf course development; however, we do believe that significant improvements will need to be made to West Deep Canyon Road. It is a rural street with no striping or sidewalks and currently in need of repair. There are plans for two new roads to alleviate some of the impact; however, that will not happen immediately and current Hillsdale property owners will definitely be impacted. Many people enjoy walking throughout the neighborhood and with all the additional development, and construction traffic, this is going to be a hazard. Not everyone will use CanAda Road. All new development within Hillsdale will impact our current roads and amenities. There will be no way to enforce or police others from using the trails and ponds within Hillsdale Estates.

In closing, we would like to see the 45 acre parcel in the middle of original Hillsdale Estates Phase I and Phase II reduced to R1 so that there is less negative impact and we can still enjoy some of the advantages of living in a rural area. Please keep higher density closer to the city center.

Thank you,

A handwritten signature in black ink, appearing to read "Deborah Fisher". The signature is fluid and cursive, with a large initial "D" and "F".

Deborah Fisher

General Information:

1 to 2-Acre Lots
Landscaped Entry
Community Water System *No Fee Necessary*
Natural Gas
Valley & Mountain Views
Each lot will be served with a domestic water system that will supply their household as well as their pressurized irrigation water.

Equestrian Center

The fully fenced Equestrian Club is located at the western end of the Central Valley for easy access to public lands. The Center will have a corral area with adequate grazing land, individual stalls and a large riding arena.

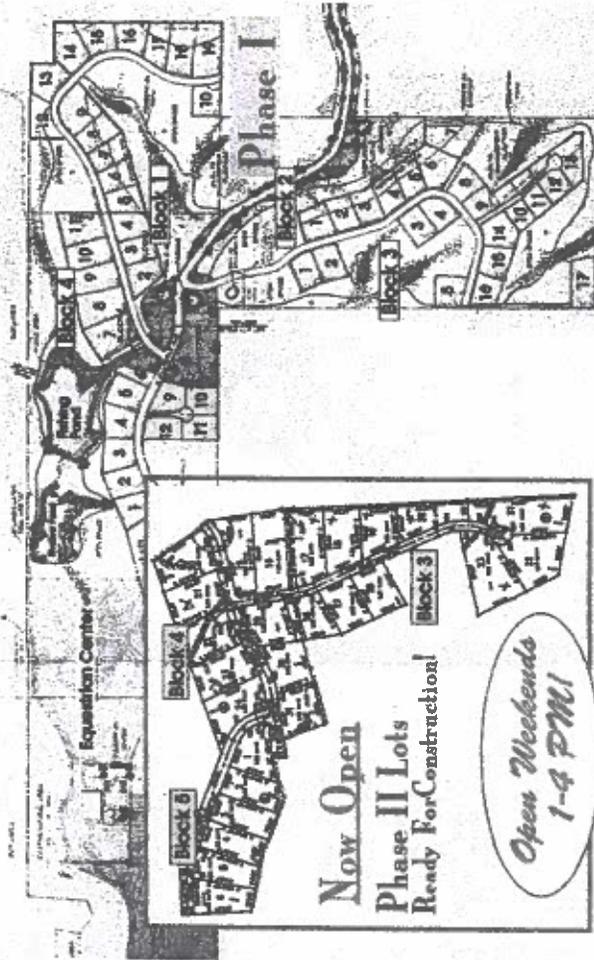
Direct access to public lands provides the opportunity to the outdoor users who wish to hike, bike or ride horses direct from their own development.

Fishing Pond & Wetlands

Included in the common area is a multi-acre fishing pond. The pond will be built and designed as a warm water fishery, on a catch and release basis. Also located to the west of the fishing pond is a wetlands pond, designed to attract water fowl and song birds.

Park & Activity

An additional multi-acre park area will be in the Central Valley of the project and will include playing field and picnic area, with some trail and water amenities.



Now Open

Phase II Lots

Ready For Construction!

Open Weekends
1-4 PM!

Contact Ron McConnell of
Jensen Real Estate for your
price list, CC&R's and all
development information,
including construction schedule.

Terms

Finance your lot with 25% down
and pay off the balance from
your construction loan!

Ridges & Valleys

The ridges and valleys provide excellent locations for building sites with beautiful valley and mountain views. The Central Valley provides building sites close to or adjacent to the parks, ponds and wetland areas.

Trails

The trail system is designed for pedestrian and mountain bike use.

These trails will be very informal and will connect the North Ridge, South Ridge and Central Valley.

Price List

Phase 1

Block 1 North Ridge/South Side

- Lot 1 Common Area
- Lot 2 Sold
- Lot 3 Sold
- Lot 4 \$45,000
- Lot 5 \$97,500
- Lot 6 Sold
- Lot 7 \$99,000
- Lot 8 \$72,500
- Lot 9 \$79,000
- Lot 10 Sold

Block 2 South Ridge/South East Side

- Lot 1 \$69,000
- Lot 2 \$75,000
- Lot 3 Sold
- Lot 4 \$79,000
- Lot 5 \$92,000
- Lot 6 Sold
- Lot 7 Sold
- Lot 8 Sold
- Lot 9 Sold
- Lot 10 Sold
- Lot 11 Sold
- Lot 12 Sold
- Lot 13 Sold
- Lot 14 Sold
- Lot 15 Sold
- Lot 16 Sold
- Lot 17 Sold
- Lot 18 Common Area

Block 3 South Ridge/North

- West Side
- Lot 1 \$67,500
- Lot 2 \$67,500
- Lot 3 \$65,000
- Lot 4 \$75,000
- Lot 5 \$65,000
- Common Area
- Lot 6 Park/Rec Field
- Lot 7 Common Area
- Lot 8 Sold
- Lot 9 Sold
- Lot 10 Sold
- Lot 11 Sold
- Lot 12 \$51,500

Block 4 North Ridge/North & East Side

- Lot 1 Sold
- Lot 2 Sold
- Lot 3 Sold
- Lot 4 Sold
- Lot 5 Sold
- Common Area
- Lot 6 Sold
- Lot 7 Sold
- Lot 8 Sold
- Lot 9 Sold
- Lot 10 Sold
- Lot 11 Sold
- Lot 12 Sold
- Lot 13 \$75,000
- Lot 14 Sold
- Lot 15 Sold
- Lot 16 \$75,000
- Lot 17 Sold
- Lot 18 Sold
- Lot 19 \$96,000

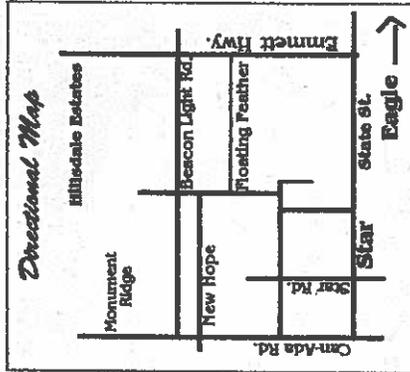


Welcome to a neighborhood, designed for families. With space to play and room to grow. With parks and pathways and acres of open space. Plus horseback riding, fishing, hiking and biking in the clear mountain air.



JENSEN
REAL ESTATE, INC.

Ron McConnell
Office: 939-4364 Mobile: 890-3545
360 E. State St., Eagle, ID 83616



ABIGAIL R. GERMAINE

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844
E-mail arg@elamburke.com

April 24, 2023

Via email to: snickel@staridaho.org

City of Star Idaho
City Council
c/o Shawn Nickel, City Planning Director
10769 W. State Street
Star, Idaho 83669

Re: Annexation & Zoning – Rezone Application, File No. AZ-21-12 and
Development Agreement DA-21-20
Formal Comments

Dear Mr. Nickel:

We represent the Hillsdale Estates Homeowners' Association, Inc. ("Hillsdale HOA"), a non-profit corporation, with a mailing address of 8919 W. Ardene Street, Boise, Idaho 83709. The Hillsdale Estates are located in Star, Idaho, and are adjacent to the proposed Willowbrook Development ("Willowbrook"), the subject of these formal comments. The Hillsdale HOA has numerous concerns regarding the Application and File No. AZ-21-12 and DA-21-20 (collectively "Application") and the potential impacts it may have on Hillsdale Estates property and adjoining properties. The following provides an outline, but is not exhaustive, of the Hillsdale HOA's concerns and the issues they would like brought to the Star City Council's ("City Council") attention in considering this development:

1) Incomplete/Inaccurate Application

It is our understanding that Willowbrook is seeking approval of an Annexation and Rezoning (AZ-21-12) and Development Agreement (DA-21-20), and a public hearing is scheduled for the matter on May 9, 2023. It is presumed this is the approval being sought based on Willowbrook's amended Application, which revised the proposed development and sought-after approvals. This Application was resubmitted on June 23, 2022. Pursuant to the city of Star's ("City") correspondence dated September 27, 2022, to Nate Mitchell, with A+E Construction LLC, on behalf of Willowbrook, the revised Application seeks Annexation & Rezoning and approval of a Development Agreement but withdraws the Planned Unit Development (PUD-21-02) portion of the Application. The revisions also focus on the Ada County portion of the proposed project and a revised narrative with new conditional use verbiage for the development agreement.

Based on the information in the record, contained on the City's website, and the Willowbrook Development Information—Public Hearing information page—there is (a) a substantial lack of relevant information for the City or the public to ascertain serious questions of services, traffic, and infrastructure, including detailed information which would typically accompany conditional use applications; (b) many pages of irrelevant information to the Application and the criteria of determining whether an annexation and rezone should be approved; and (c) a lack of clarity as to whether Willowbrook is actually seeking approval at this time for the two hundred eighty-four (284) single family homes and forty-eight (48) condos or just the golf course.

The revised Application only includes seven (7) pages of actual narrative and a generic "Conceptual Master Plan" while the remainder of the Application contains thirty (30) pages of legal descriptions, almost forty (40) photos of irrelevant potential house designs, and typical lot sizes. Pursuant to Star City Code 8-1B-1: Annexation and Zoning; Rezone, a "development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use" This information is lacking.

In fact, there is not even a map which shows what the new boundaries of the City would be, compared to where they are now, for the public to evaluate. The sewer and water plan is one page. There are no details on any of the conditional uses proposed as part of the development agreement. The Application contains information such as housing types, etc., which are not relevant to the Application as amended. If the City Council approves this Application, is it approving all of the almost forty (40) pages of housing types attached?

In addition, to the extent the Application also seeks approval of a Development Agreement (DA-21-20), the development agreement was actually not included in the submitted materials by the Applicant and was then posted on the website by City staff in December 2022, without any comment or negotiation to the proposed development agreement terms, and now contains the "Conceptual Master Plan" attached as Exhibit B, which is essentially asking for approval of several conditional uses in certain areas without adequate notice to the public that such uses are conditional (more discussion below). The Development Agreement, as a whole, appears completely inadequate, especially in providing the typical conditions for approval of several conditional uses which should be evaluated by the public, such as height and connectivity conditions.

Additionally, the Conceptual Master Plan attached as Exhibit B to the Application, shows lot lines, lot sizes, and densities. If City Council approves this Application, is it also approving the lot lines, lot sizes, and densities? The Applicant withdrew its original preliminary plat application, but appears to be attempting to receive preliminary approval of the lots by leaving this detail in its accompanying materials.

There is an overall lack of transparency and clarity with this Application and process. For the City to approve it at this time without sufficient information would be contrary to the requirements of City code and state law.

2) Lack of Agency Review/Comments

The only notice to other jurisdictions for their comments in the public record for this Application (in its previous form) was on August 26, 2021, and the notice was stated for *initial* comments and no hearing had been set. Another notice was provided on November 7, 2022. The record also does not show which jurisdictions were notified. As discussed below, there are significant traffic, water, and other infrastructure issues with this Application affecting several jurisdictions and upon which their expertise is necessary to evaluate. There does not appear to be notice in the public record to the agencies of this new hearing date. Star City Code 8-1E-2b requires notice to such agencies at least thirty (30) days prior to a public hearing. Decisions made on these weighty matters without following the Code and soliciting further input and understanding from such jurisdictions are decisions which are unsupported by substantial evidence.

3) Traffic, ACHD, ITD, CHD4

The City required, pursuant to its correspondence dated September 27, 2022, that Willowbrook submit to the City and the Ada County Highway District (“ACHD”) the traffic impact study (“TIS”) that was previously requested by the City. In addition, a letter from ACHD stating that the study has been accepted by ACHD was required to be submitted to the City. The TIS appears to have been completed on October 28, 2022, and ACHD’s outside engineer provided comments on November 28, 2022, which do not appear as part of the public record on the website. The TIS was then updated on January 25, 2023. However, there does not appear to be any letter from ACHD accepting the study with a staff report containing the typical recommendations and conditions for approval. Pursuant to Star City Code, 8-1B-1, an “application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and *accepted* by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority has issued a staff report on the development application.” [*emphasis added*] A public hearing on this matter is not appropriate at this time because the ACHD staff report related to Willowbrook has not been provided to the public.

The City, Kittelson & Associates, Inc. (the author of the TIS) (“Kittelson”), and ACHD have all overlooked the infill aspect of this development. This is a very unique circumstance where a subdivision is being proposed not just adjacent to but within an existing neighborhood and where the new urban and commercial development will be required to use the existing rural roads within a rural development to gain access to the new development. As such the City should have directed the Applicant and Kittelson to review the impacts on the streets within Hillsdale Estates, Monument Ridge, and Star Ridge Estates. Had this study been performed, it would surely have revealed that several streets, including Deep Canyon, High Country, Star Ridge, Lanktree Gulch, and Golden View Court, all will be adversely impacted by this proposed development, not only for vehicle travel but also for pedestrians, school bus stops, bicycle riders, equestrian riders, parking, service vehicles, and the like. These streets will all be used by the new development to enter and exit Willowbrook as well as for pedestrian, bicycle riders, etc. Additionally, the findings by Kittelson and ACHD regarding Airee Road lack specific evidence that this road will carry the bulk of the traffic into and out of Willowbrook. In fact, once Airee

Road is completed and Willowbrook is granted access to Deep Canyon, Deep Canyon will become the most direct route in and out of the area. This is supported by GPS mapping which shows the quickest route to this area from Highway 16 and Highway 44 is Deep Canyon. GPS will not take a route that goes past the fastest route (Deep Canyon) to get to the final location. It should also be noted that ACHD did not evaluate the findings of the TIS regarding Wing Road. If Wing Road is to be connected to Lanktree Gulch, that will become the quickest route to Willowbrook. The result will likely cause adverse conditions on Lanktree Gulch, High Country, Star Ridge, and Golden View Court, not to mention to those that live along Wing Road. Finally, the trip distribution numbers are suspect. The TIS indicates twenty-five to thirty-three percent (25%-33%) of the traffic will head out of the development to Canyon County. Current traffic flow, as witnessed by area residents in this area, does not support that conclusion.

As a whole, the TIS and ACHD report relies on a great number of assumptions to make the roads work in this area for the density the Applicant is requesting. The Applicant should demonstrate that they have at least taken the first steps in securing the necessary rights of way required to add a road through the BLM and Wing Road, as well as determining the solution to work around the grade on Can Ada Road.

Canyon Highway District No. 4 (“CHD4”) submitted their report for the roads they have jurisdiction over, Can Ada Road and Purple Sage Road. Their report was brief and lacking in detail to support their findings. CHD4 proposes to put in a 3-lane neighborhood arterial road through the portion of Purple Sage between Can Ada and Blessinger Road. Currently Purple Sage Road is a thirty foot (30’) wide rural road with no improvements and a right of way of sixty feet (60’). A three-lane arterial road requires eighty to ninety-seven feet (80’-97’) of right of way depending on the configuration. There are twenty-six (26) Hillsdale Estates homes that have direct access onto Purple Sage Road. Similarly, to Deep Canyon, due to a lack of right of way and terrain considerations, this option is infeasible. CHD4 reported that in regard to Can Ada Road they may have some options as a work around for the steep grade on Can Ada Road. What are they? This road will be a major access point to Willowbrook, the steep grade is a major work around, it should be expected that the solution should be arrived at prior to this project being annexed and rezoned.

Additionally, there is nothing in the record showing that the TIS was even provided to the Idaho Transportation Department (“ITD”), and there are no written comments by ITD with respect to the effect of the traffic proposed in this development and infrastructure requirements for state highways.

4) CUP Analysis for Each Use/Additional Notice to the Public

The Applicant is requesting a rezone to an R-2 residential zone. The revised Application narrative from June 2022 and the Conceptual Master Plan attached as Exhibit B to the proposed development agreement (which development agreement has not been included by the Applicant as part of the Application but was posted by the City in December 2022) identifies all of these uses in this *residential* zone:

- Golf course

- Golf clubhouse
- Restaurant
- Bar
- Pro shop retail
- Neighborhood commercial (unspecified)
- Municipal uses (fire, police, utilities)

Additionally, as would be part of a PUD application, the Conceptual Master Plan still identifies specific configurations and areas of patio homes and specific lot size approval, areas of clustering, and open space, which are appropriate for a PUD Application (which was withdrawn) and not for an application for annexation and rezone.

The public has not had sufficient notice that these uses are specifically conditional to the R-2 zone requested and that conditional uses are being considered as a part of the development agreement approval, including all of the factors and opportunity for conditions to address potential negative impacts which would normally be a part of a conditional use analysis and process.

Pursuant to Star City Code 8-3A-3(D), “when submitting a CUP, PUD or development agreement for a mixed-use zone, or for multiple conditional uses on one site, all uses that are contemplated for the development shall be identified with the application and shall be reviewed by the council to determine which may be permitted, which should remain as conditional uses and which should be prohibited. A development agreement may be used in lieu of a conditional use permit application or a PUD application if the council makes the findings as otherwise required.” [*emphasis added*]

Also pursuant to Star City Code 8-1B-1: Annexation and Zoning; Rezone, “In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement.” [*emphasis added*]

The requested conditional uses are not identified with specificity in the Application, and no notice to the public identifies that the Applicant is seeking development agreement approval in lieu of the conditional use process for approval of such uses. The only document with text that indicates what is contemplated in the development is the June 23, 2022, Updated Narrative for Willowbrook Golf Community (which was revised after all of the workshops), which adds conditional use verbiage to the Application previously submitted but provides no additional notice to any member of the public that the development is now seeking conditional use approvals for every use attached to the development agreement as part of the Conceptual Master Plan attached as Exhibit B.

Pursuant to Star City Code 8-3A-3(D) this is not sufficient to meet the requirements of approval of conditional uses via a CUP or by virtue of a development agreement in lieu of a CUP. The narrative only provides a basic description. which allows those reviewing the Application to know that the development contemplates a mixed-use concept, i.e., golf course, 1,094 residential homes, and neighborhood commercial and retail space and a Conceptual Master

Plan with no details regarding specific plans which would even allow a discussion of mitigation of potential adverse impacts on the neighborhoods affected.

In order for a conditional use to be approved by the City Council, Star City Code 8-1B-4 outlines the findings that must be met for each and every use proposed by the Applicant:

- D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds, and safeguards in conformity with this title that:
 - 1. Minimize adverse impact of the use on other property.
 - 2. Control the sequence and timing of the use.
 - 3. Control the duration of the use.
 - 4. Assure that the use and the property in which the use is located is maintained properly.
 - 5. Designate the location and nature of the use and the property development.
 - 6. Require the provision for on site or off-site public facilities or services.
 - 7. Require more restrictive standards than those generally required in this title.
 - 8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts that provide services within the city.

- E. Findings: The council shall base its determination on the conditional use permit request upon the following:
 - 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
 - 2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.
 - 3. That the design, construction, operation, and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity.
 - 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
 - 5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
8. That the proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature considered to be of major importance as determined by the City.

In addition, the City, prior to approving such conditional uses, “may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use.” Star City Code 8-1B-4(C)(4).

Although Willowbrook attempts to assure the City that these criteria have been met, no evidence, studies, or information has been provided to ensure that such standards and requirements have been satisfied. Many of Willowbrook’s claims that the proposed development is compatible are made without any factual data to support such claims.

Furthermore, Willowbrook attempts to state that some of these issues will be resolved at a later date when the Preliminary Plat and Planned Unit Development is considered by the City. However, as the Applicant is requesting conditional use approval as part of this development agreement process, the City Code requires that these issues be addressed with specificity now, for each proposed use in the residential zone to be analyzed, not later after the annexation and development agreement have already been approved with the undefined and vague “Conceptual Master Plan.” City approval of these uses based on this Application does not allow sufficient notice of what each of these uses are and the opportunity for the public to meaningfully comment on details of such uses as would be permitted in a traditional conditional use application. In addition, the Application relies on and relates to the previous PUD Application, which was withdrawn, yet the details remain on the Conceptual Master Plan. The development is interrelated in such a way that the golf course and club house (which includes commercial and retail) cannot be carved out of the overall development plan and necessary approvals. This is a very unique circumstance where a subdivision is being proposed not just adjacent to but within an existing neighborhood. As contemplated, the new urban and commercial development will be required to use the existing rural roads within a rural development to gain access to the new development. As a result, it is imperative to reconsider public notice and input to evaluate and reduce impacts to the existing residents as much as possible.

Accordingly, the City should not approve any conditional uses as a part of this Application until the Applicant has gone through a properly noticed conditional use permit process which provides the City Council and the public sufficient information on each conditional use proposed and the opportunity to provide comments and propose conditions on meaningful use issues such as walking, biking and horse pathways, buffer areas, sidewalks, open

space, building heights, neighborhood amenities, matching lot lines and lot sizes (special transition overlay zone), hours of operation, CCR compatibility, and construction mitigation.

If this Application for annexation and rezone to R-2 is approved, the City Council should add a specific condition to the development agreement that only the R-2 rezone itself would be approved, and no specific conditional uses (or density or configuration) shown on the Conceptual Master Plan are approved, and that the Applicant is required to obtain CUPs and PUDs in the future for all such conditional uses and dimensions, setbacks, clustered areas, locations, and densities as is normally required in the R-2 zone. This permits the public the legal process of notice and an opportunity to request detailed conditions which will minimize negative impacts to their neighborhoods. Otherwise, it is certain the Applicant will attempt to later argue all of these conditional uses and configurations have already been approved in this Application with no opportunity for Star residents to participate in the detailed comment and feedback permitted on development plans in a typically noticed and approved CUP and PUD process.

5) Zoning

Less than a year ago, on June 7, 2022, the City approved the updated City of Star Comprehensive Plan. This updated Comprehensive Plan confirmed that zoning for the Willowbrook development area was planned to be R-1, which would require a density of 1 unit per acre. As communicated during the Comprehensive Plan discussions, the Hillsdale HOA has concerns that changing the zoning to R-2 will increase the density and will increase the impacts to the Hillsdale Estates. Considering the City just confirmed its intent to keep this area at an R-1 density, rezoning this area less than a year after the City's consideration of the matter is unreasonable. The supposition that the Application was submitted under a prior City Comprehensive Plan and, therefore, must be considered under those principles is unsupported. There was never a ruling of annexation and zoning at the time of the initial application, and subsequently, no work completed on the project. Therefore, there was no reasonable expectation when this Application was finalized that the zoning would be R-2. Further, the City Council should evaluate this Application against the current requirements and standards of the City, not an obsolete Comprehensive Plan that does not support the current and future goals of a growing city.

The Hillsdale HOA believes Willowbrook's statement within its narrative that "the housing variety will be aligned to be compatible with surrounding residential development" is vague, unsupported, untrue, and inaccurate. Willowbrook is proposing a mix of lot sizes ranging from 3,600 square feet to 1 acre with a majority of the lots being between 3,600 square feet and 12,000 square feet. This is not at all compatible with the surrounding area and the existing homes which are approximately 20 years old. The existing area is a minimum of 1 acre up to 10 acre lots. If the development is to be compatible with the existing development, the lot sizes should be an average of 1 acre in size. This would be "compatible with the surrounding residential area." In reviewing the typical lot sizes and housing types the Applicant provided, most look nothing like what is existing in the Hillsdale Estates development. The proposed net density of 3.48 dwelling units per acre is not compatible with the existing neighborhood.

6) Open Space/Golf Course

The Application's narrative states that there are thirty-one (31) acres of open space. This is only 5.6% of the project. The Application narrative additionally states that the planned golf course "will be privately owned and maintained, and the public will be welcome to enjoy it" The narrative seems to imply that the golf course will serve as the development's main "open space" amenity and may be used by the public. Is the Applicant suggesting that all of this golf course area is considered "useable" even though it is to be used daily for golfing and is located on private property? In addition, Star City Code 8-4E-1 requires all open space and amenities must be owned and maintained by the applicable HOA:

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance: 1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

Star City Code 8-4E-1(D), (E).

The narrative also implies that additional acres of usable natural areas, buffers, and grassy areas will be included in the development; "[d]etails about the open space area and amenities will be considered within the PUD and preliminary plat applications." However, no specifics have been provided and these details must be considered before the uses and golf course are approved as part of a conditional use process.

In addition, what precautions have been required to ensure that the golf course will remain open space into the future should the commercial operation fail or cease to exist? In the event the golf course ceases to be operated by the private entity, assurances should be provided that the golf course will be conveyed to the City or another public entity for continued use. Under no circumstances should the golf course be permitted to be rezoned or approved for additional residential development. There is nothing in the public record to address these types of use issues.

7) **Water**

This Application covers not only a 175-acre golf course but also 1,094 homes.

Representatives of Hillsdale Estates also continue to have concerns regarding what appear to be confusing, and sometimes misleading, statements regarding the development's water situation and its impact on the proposed homes and uses in the project.

Overall, the Application implies it is a foregone certainty that domestic water will be provided to the development by the Star Sewer and Water District ("SSWD"). However, the project area is not within the current authorized place of use for any SSWD water rights, a fact which is reflected in the Capital Improvement Plan map included with the Application materials.

This means that SSWD must either file an application with IDWR for a new water permit to appropriate water for the project or file an application with IDWR to transfer one of its existing water rights to the project. In either scenario, the Application is subject to public review, comment, and opposition, and a detailed evaluation by IDWR to ensure, among other things, that there is an adequate water supply and that other water rights will not be injured.

Page 4 of the updated narrative accompanying the Application states that “Willowbrook will dedicate potable water rights the developer owns to SSWD to serve the Project.” Similarly, in its August 31, 2021, memorandum to the City, Willowbrook stated it “currently owns approximately 4.0 cfs of potable water rights”

According to IDWR’s records, Willowbrook Development Inc. is the titled owner of one water right with a domestic use component, 63-7131A. While the total diversion rate of that right is 3.65 cfs and, therefore, arguably “approximately 4.0 cfs,” the vast majority of that right is dedicated to irrigation use—not domestic. In fact, the domestic component of that right is only 0.2 cfs and 0.6 acre-feet per year. Moreover, the right contains the following remark: “Domestic use is for 1 home” *[emphasis added]*

Willowbrook also appears to overstate the amount of irrigation water rights that it would be able to dedicate to the project. For one thing, much of Willowbrook’s irrigation rights are actually used to irrigate individual privately owned lots in portions of the Hillsdale Estates. In fact, the vast majority of Willowbrook’s irrigation rights based on irrigated acreage (63-3079, 63-7131A, and 63-8376E) contain the condition that the “[p]roperty is also known as Hillsdale Estates.”

We understand that water rights for the project will be more directly addressed in proceedings that have yet to occur before IDWR. However, the City and members of the public should be provided with accurate information regarding significant water issues and uncertainty and that these issues are considered before the City agrees to annex the property into the City and makes it an issue for the residents of Star.

To date, no hydrology study has been conducted to determine any effects these consumptive uses and proposed developments, including a 175-acre golf course and 1,094 homes, will have on the existing groundwater and aquifer supplies. This must be evaluated prior to annexation.

8) Wastewater/Water Reuse

Willowbrook’s Application narrative describes substantial wastewater treatment improvements that will need to be conducted by the SSWD. This will include a new lift station and main lines. No details are provided related to the funding or engineering specific to these infrastructure improvements that will be required. Prior to annexation into the City, Willowbrook should be required to provide a detailed capital improvement plan outlining the engineered wastewater requirements and the proposed funding mechanism for such improvements. City residents should not be burdened with the significant cost of wastewater improvements that will be needed to serve the Willowbrook development.

In addition, Willowbrook alludes to the proposition that an on-site wastewater reuse treatment facility may be implemented within the project. A water reuse project of this kind would require approvals from Idaho Department of Environmental Quality in addition to significant monetary resources to develop this treatment plant. No specifics have been provided as it relates to this project. To the extent that this project is relied upon or contemplated in the overall water portfolio of the project, these plans and approvals should be obtained prior to approval of the rezone and annexation.

9) Commercial/Retail Use

The Application references 13 acres or 110,000 square feet of neighborhood commercial. Beyond the clubhouse, bar, and pro shop, the Application does not identify what commercial uses are contemplated. Numerous concerns exist related to the commercial/retail aspects of this project, and the public has no information and no way to evaluate this *conditional use* for this project in an R-2 zone. For example, given the current and future roadway and traffic issues, it does not seem that a commercial/retail aspect of this project is at all viable. As identified above, this should all be considered separately as part of CUP and PUD applications as the development moves forward.

10) Conclusion

The City should deny this Application based on the complete lack of information, specificity, and transparency to support the requested approvals and the Applicant's failure to satisfy the conditions and requirements for annexation in the City, rezoning of the property, and approval of a development agreement and each conditional use proposed. There are significant procedural issues with the Application, including, but not limited to, lack of notice to the public and information of the conditional use approvals embedded in the revised Application, notice to other jurisdictions, and receipt and evaluation of their comments. Moreover, there are significant substantive issues such as necessary future traffic infrastructure, water infrastructure, and costs of services, which have not been addressed at all by the Applicant, much less in a manner which can assure the Council or the public that the residents of Star will not be left holding the bag on a half-baked development incompatible with its surroundings.

The Hillsdale HOA understands that Willowbrook proposes this project as a phased development, but the lack of specificity related to the project in this Application is a disservice to the residents of Star and the potential impacts on their lives. Accordingly, the City should not approve the Application until the developer submits the additional information and assurances provided that if this property is annexed and rezoned, the City and its citizens will not be negatively impacted. Furthermore, the City should clarify that any lot specifics related to density, sizes, configurations, heights, etc., are not inadvertently approved by consideration of this Development Agreement and Conceptual Master Plan. These elements must come back for consideration before the City Council as part of a Applicants preliminary plat application.

Thank you for your consideration of this matter. We are hopeful the City Council will be mindful of the concerns raised and ensure that precautions are taken to protect the neighboring property owner's safety and interests.

Hold the Vision so that the citizens of Star can Trust the Process.

Sincerely,

ELAM & BURKE
A Professional Association

A handwritten signature in blue ink that reads "Abigail Germaine". The signature is written in a cursive style with a large initial 'A'.

Abigail R. Germaine

April 13, 2022

Star City Council
Star, Idaho

RE: Willowbrook Annexation
Application #'s AZ21-12/DA-21-20/PUD-21-02

Mayor Chadwick and Council members,

I am writing today to ask you to seriously consider voting against the proposed project known as Willowbrook.

This project would negatively impact the quality of life for those that are already in the area. We currently struggle with water issues and traffic concerns.

If approved, please consider the current roads, zoning, traffic problems, wildlife, and water troubles and make Willowbrook at least match what is already here.

In my opinion, this would be very detrimental to the surrounding areas, and to Star in general. I am not at all opposed to growth, but there should be a limit as to how much and how fast. This seems like a disaster waiting to happen to me.

Thank you all for your service to our community and thank you for your consideration.

Sincerely,

James Morris
Monument Ridge

Trevor Chadwick

From: Jeannie Walker <jeannie6013@gmail.com>
Sent: Friday, February 25, 2022 5:31 PM
To: Trevor Chadwick; knielson@staridaho.org; Jennifer Salmonsens; Kevan Wheelock; David Hershey
Subject: cell tower and Willowbrook annexation

Dear Mayor and council members,

Please do NOT annex the Willowbrook area. Star has many developments in the process of construction and ready to go already which do and will put additional strain on our roads, schools and other systems. Let's catch up with the current level of demand and not unnecessarily add to the problems at this stage.

Also please do not put that cell tower in a place surrounded by residential areas. There must be a business area where it would not be a 24/7 health risk.

Thank you.

L. Jeannie Walker

Trevor Chadwick

From: JESSE Stoneberg <jessestoneberg@msn.com>
Sent: Tuesday, March 1, 2022 6:56 AM
To: Shawn Nickel
Cc: Trevor Chadwick
Subject: future golf course in Ada County

I would like to send a note to show my support for a new championship golf course in Ada County. I was born and raised in Meridian, Idaho. During my lifetime here in Ada County there has always been a limited number of golf courses in the area. I would like to see another option for a championship golf course to have the option to play. Golf is a great sport and great for families. I support the proposed plans to build a championship golf course in the Hillsdale Estates area.

Thanks for considering.

Jesse Stoneberg

Sent from [Mail](#) for Windows



Hi Shawn,

Hoping this letter finds you and the City Planning Team doing well. I'm writing you this letter per my recent conversation with Richard Phillips regarding the Willowbrook Development.

It's my understanding that you've received quite a few eMails on topic. Thank you in advance for reading one more correspondence about the development and for your thoughtful consideration.

Quick background on me so ya know where I'm comin' from:

- I'm a Treasure Valley native and small business owner.
- I was a dual-sport Varsity Athlete at Borah H.S. (Class of '91).
- My mother is a retired 33-year school teacher and principal from the Boise School District.
- Before moving into the private sector I was also an educator, coach, and athletic director for Boise Schools immediately following my graduation from the University of Idaho in 1995.
- I have fond summer memories as a kid staying cool in the Boise River off Star Road when it was farm fields and country highways back then.
- I still frequent our local river at 50 years old... now with a fly rod in hand.
- I'm an avid golfer.

The vision Dick and Team have for the Willowbrook Development is sound. I'm sure you're well aware of the key benefits this golf course will bring to the City of Star; but I would be remise if I didn't list some below:

- | | |
|---|---|
| ✓ New/respectable tax revenue to the city | ✓ Youth development in a lifetime sport |
| ✓ Locally funded and constructed (\$50M+ project) | ✓ Nationally acclaimed course designer |
| ✓ Jump start for our Southern Idaho economy | ✓ Help put Star on the national map |
| ✓ More beautification of a charming city | ✓ Springboard for more tourism \$ |

Thank you again Shawn for reading and for your consideration of this legacy project.

Best,



Jim Owsley
jimowsley@gmail.com



The Approach on #18 | Banbury
March 2022



Volunteering with First Tee of Idaho
Spring 2021

Trevor Chadwick

From: Joe Cacopardo <cacopardo23@gmail.com>
Sent: Sunday, February 27, 2022 8:47 AM
To: Shawn Nickel; Trevor Chadwick
Subject: Willowbrook Golf Course

Please approve a world class Willowbrook Golf Course.
Put The City of Star on the map vs a pig farm.

Joe Cacopardo
Managing Partner



1563 W Par
Eagle ID 83616
208 376 9400 Office
208-859-0620 Cell

www.businessexitstrategist.com

cacopardo23@gmail.com



<https://myexitmap.com>

Trevor Chadwick

From: Joseph Heard <joe.heard2016@aim.com>
Sent: Monday, February 21, 2022 12:32 PM
To: Trevor Chadwick; Kevin Nielsen; jsalmon@staridaho.org; kwheelock@staridaho.com; David Hershey
Subject: Willowbrook development

To Star City Council.

2-19-2022

Ref. Willowbrook Development

I have a number of concerns about this development that others have expressed either in letters to the council or on social media. The development, as proposed, will have a profound effect not only on present Hillsdale residents but also the city of Star on a whole.

I recently took a drive through the northern part of Star which I hadn't done in a number of years. I was amazed at all of the growth that is taking place. Practically all of what used to be open parcels is now completed housing tracts, houses under construction, property being developed or parcels with Star Hearing notices on them. All of this, as you well know, will have a profound effect on every day life in Star including increased traffic and water and sewer usage. Now add in the proposed 4,600 plus homes proposed by Willowbrook, which will come close to doubling the size of Star.

Just looking at this from a Hillsdale resident's point of view this development is nowhere close to maintaining the continuity of the present Hillsdale development that was originally built and promoted by Bob Phillips (Willowbrook). It's not what I would call a stand alone development as it is totally intertwined within Hillsdale. There will be no way to effectively separate the two. By separation I mean Hillsdale residents pay to maintain an equestrian center, a wildlife environmentally friendly pond and a fishing pond. They will be surrounded by the new development and if the number of units proposed are developed, it will effectively destroy all of this.

I understand the developers right to build but there are other options that wouldn't ruin the present development. One option would be to build the golf course along the lines of River Birch. The golf course could be built in and around Hillsdale which would add value to both. As it is, cramming all those small lots in-between existing Hillsdale lots will create nothing but problems.

Water is another major issue. I realize Star City Water and Sewer has said all of this can be handled but only after Nate proposed building a water treatment plant and drilling new wells. Hillsdale has its own water system which, in the last few years, Hillsdale residents have had to take out loans in excess of 2.5 million dollars to upgrade the water system that Willowbrook installed. Existing wells have had to be re-drilled and new wells drilled. A new pumping station was built and the water storage tank was enlarged to accommodate extra water storage for fire suppression. Drilling wells in the new development has the potential to draw the water level down to the point of making Hillsdale wells unusable. When Nate was questioned on this his reply was "not Willowbrook's problem", thus it becomes the city of Stars problem. Very professional answer but probably right on.

Traffic is is going to be a major problem both within the development and for the city of Star. Traffic will have to traverse roads that were not build to handle the amount of traffic that is being proposed. Deep Canyon cannot handle the traffic without being widened but then residential driveways are still a problem if it becomes a major thoroughfare. According to Nate, BLM has not even been contacted about putting a road through their land. I wonder how long it will take to install the proposed overpass on Hwy 16 north of Deep Canyon. It appears that there are a lot of if's on this project. The ITD website does not show any future plans to widen Hwy 16 north from Hwy 44. It probably will be eventually but how far out is the question. The buildout of Hwy 44 from CanAda to Linder will probably be completed next year which will help get traffic through Star. So the problem remains, how to get traffic down to Hwy 44.

My "personal" feelings are that this is not viable development as proposed for either Star or Hillsdale residents. I realize feelings have nothing to do with councils decisions. I would however encourage the council to look at all of the issues surrounding Willowbrook's proposal. From what I got out of the earlier proposal and the one before the council now is that Nates desires to pass the proposal now and work out the details later. That is putting the cart before the horse.

Thank you for your consideration

Joseph Heard

Joseph Heard
joe.heard2016@aol.com

Dana Partridge

From: Jordan Cassel <jordcassel@yahoo.com>
Sent: Wednesday, February 23, 2022 3:03 PM
To: Shawn Nickel; Trevor Chadwick
Subject: Willowbrook development

I am writing to you in support of the new golf course development in Star. With the new influx of people to the region, another golf course would not only be a welcome addition, it will be crucial to sustain demand. A championship golf course of this caliber will help bring exposure to the area and will only help to drive new jobs and businesses alike. Please allow this project to move forward.

Sincerely,
Jordan Cassel, PGA

From: Kelle Watkins kellewatkins@gmail.com
Sent:
To: Shawn Nickel snickel@staridaho.org; Kevin Nielsen; Kevan Wheeler; Trevor Chadwick; David Hershey; Jennifer Salmonsén
Subject: Willowbrook Development

I strongly oppose the approval of the Willowbrook Development application, as it is proposed, based on the negative impact on the current residents of Hillsdale Estates. My biggest concerns include zoning, traffic and water and lifestyle.

We moved to Hillsdale from Meridian to escape the high density neighborhood housing. The 1 plus acre lots had great appeal as we saw our acreage in Meridian become surrounded by the high density neighborhoods of Paramount and Lochsa Falls. My concern about the zoning of Willowbrook is that they will back up smaller lots to the existing 1 plus acre lots. Willowbrook should be required to match the current zoning of R1 in areas adjacent to existing Hillsdale 1 acre lots and then back the smaller lots up to their own R1 lots.

Hillsdale roads are designed for low traffic with no curbs or gutters. Willowbrook's plan could add over 4000 homes and our simple rural roadways could not accommodate the increased traffic. The Willowbrook plan has a road coming out directly across the street from my driveway on Golden View Ct a dead end street. Potentially 300 cars would use this exit I would propose abandoning this exit road and rerouting the road through Willowbrook's development and exiting on a more traveled road. The impact on the people who ride bikes, push strollers and walk their dogs on our roads will be huge. We aren't built for this kind of traffic.

Water is an ongoing concern for all residents of Hillsdale, especially in our current state of drought. I read that Willowbrook states that the wells they would need to drill will not impact Hillsdale's wells as they say the aquifer can handle the additional wells. I worry as on my property in Meridian a well was drilled close to our property and the day they activated that new well our well failed. The owner of the new well was required to drill us a new well to make us whole but it was a huge ordeal. What insurance does Hillsdale have that if the Willowbrook wells cause them to fail that we will be made whole?

We enjoy a beautiful and peaceful lifestyle in Hillsdale and chose this area for those reasons. The Willowbrook Development has the opportunity to impact this lifestyle in a negative way. The proposal can be seen as a move to over-populate the area and would degrade the area we love and enjoy.

Development and change are facts of life and I hope that the City Council will work to keep the Hillsdale resident's concerns of zoning, traffic, water and lifestyle in mind when evaluating the impacts of the Willowbrook development. Willowbrook must be required to develop in a way that does as little damage to Hillsdale residents as possible.

Regards,
Kelle Watkins
kellewatkins@gmail.com
5065 N Golden View Ct.

Dana Partridge

From: Star Idaho <star-id@municodeweb.com>
Sent: Wednesday, February 23, 2022 9:05 AM
To: Star Idaho
Subject: Form submission from: Contact Us

Submitted on Wednesday, February 23, 2022 - 9:05am

Submitted by anonymous user: 174.27.191.93

Submitted values are:

First Name ken

Last Name smith

Email kenandpamsmith@q.com

Question/Comment

I support the Willowbrook development and for the approval of Weiskopf's designed golf course. It would be a great addition for the community. Thanks, Ken

The results of this submission may be viewed at:

<https://www.staridaho.org/node/7/submission/86>

Dana Partridge

From: ken.oneputt <ken.oneputt@yahoo.com>
Sent: Thursday, February 24, 2022 12:32 PM
To: Shawn Nickel
Subject: Willowbrook golf course

What a great new addition for the city of star the treasure valley. Please approve this development. thank you.

Ken Stearns
208 861 1478
Ken.oneputt@yahoo.com

Sent from my Verizon, Samsung Galaxy smartphone

Dana Partridge

From: Kevin Herbert <Kevin@ioutsource.com>
Sent: Thursday, February 24, 2022 5:37 PM
To: Shawn Nickel; jmarkosian@kittelson.com
Subject: Willowbrook Development

Mr. Nickel,

Utilities

Approving high density zoning (1645 - 180 million gallons per year) and a golf course(200 million gallons per year) with the only plan being to drill new wells seems short sighted and problematic at best. When these new wells come on line and there is no potable water for existing homes on wells and no irrigation for our properties what will be done? New development of this magnitude needs to pipe in water from a commercial source not affecting the local ground water. Without a plan we will all suffer. Star is inheriting this developments utilities will Star shut off the water to the Willowbrook development? NO! All the existing families on community and individual wells will suffer. When this happens don't say there is nothing we can do, or blame it on drought. You don't need a crystal ball to see this coming.

Roads

CanAda is steep and not safe when the weather turns bad. This road is barely adequate for the traffic that uses it now. Adding 20x the traffic without doubling the size of the road, adding a light at 44 and widening the street and building sidewalks and gutters the entire length of the road is necessary. Where is this requirement? The majority of the traffic will come down this treacherous road. If this community is being annexed into star the developer or Star needs to provide safe streets with sidewalks so people don't lose their lives with the crazy amount of traffic that is being added to the existing rural streets.

Regards,

Kevin Herbert
Founder, CEO & Chief Architect
iPhone: 208.870.7174
email: kevin@ioutsource.com

Address:
9833 W. Lanktree Gulch Rd Star, ID 83669

Trevor Chadwick

From: Brian or Kim Sullivan <bksully@yahoo.com>
Sent: Monday, January 31, 2022 1:47 PM
To: Trevor Chadwick
Subject: Willowbrook / Transportation Workshop

Mayor Chadwick,

I hope this email finds you happy and healthy.

I just wanted to thank you for holding the recent workshop with Nate Mitchell (Willowbrook) and the transportation companies within Ada and Canyon Counties. I thought it was an informative meeting. My husband and I were part of those that were online.

Personally, meetings like this is what many of us in Hillsdale have wanted all along. Many of us are not opposed to growth, but want a beautiful planned community that fits with what we were told when we first purchased our homes. There are so many things to consider as we grow this area. I certainly appreciate you recognizing the size and magnitude of what is to come.

In past, the feeling I got from Mayor Bell was completely opposite than what you are trying to do. I felt like he never considered us as a group looking for a full picture of growth. We were just a nuisance. I heard that way of thinking continue on as Councilman Wheelock (who I know personally, and adore) made a comment about poking the bear, meaning Hillsdale. Many of us in Hillsdale are looking for the full picture of what our neighborhood will become. That's it. What will the roads look like? How can we accommodate more traffic on our rural streets? My daughter started driving here in Idaho. Turning out on Hwy 16 with cars going 65 mph was (is) so scary and dangerous. (Once as I waited to turn into Hillsdale on Hwy 16 I waited in the left hand turn lane. As I waited, a car traveling from Emmett was turning right into Hillsdale. The car behind him did not slow down and swerved around him. I watched a car going 65 mph go head on with me before he swerved back into his lane. Scary doesn't define the moment when that driver drove straight for my car. It would have been a fatal accident). Roads aren't important to us because we want to be a problem. Roads are important to us because currently they are a problem; a huge problem.

We really just want a full picture. How can we welcome more people to our paradise without destroying the beautiful area where we live? How can we accommodate more water? (I have lived in California and Las Vegas, Nevada). What about emergency services? For the first time ever I had to call 911 for my daughter and the time that passed before they arrived felt like a lifetime. We just want to work together to make Idaho even more amazing.

As I have respect for you, for many reasons, I was really disappointed with how Nate Mitchell treated you and the council during the workshop, As ITD, ACHD, CHD, and Compass all discussed their guidelines, he showed his inability to follow, and complete disregard for, the guidelines set in place to better our communities. There was one part when the transportation agencies continued to explain their guidelines and Mr. Mitchell completely disregarded the suggestions of the agencies and turned towards the council and mentioned he was there to get approval for his plan from the council. It was as if thorough planning wasn't important, and you and the council just needed to do what he was asking and not follow guidelines set forth. I felt like he thought he could smooth talk you and the council into approving his plan, without the proper planning, piecing the community together with as little effort, planning, time, and money as possible. Thank you for taking the time to see the big picture.

I know that Nate Mitchell has a long history in Star. I also know a man like you can leave an amazing legacy in this amazing town.

Your bacon on Facebook looks amazing!

Thank you,
Kim Sullivan

Dana Partridge

From: Trevor Chadwick
Sent: Monday, April 4, 2022 8:44 PM
To: Dana Partridge
Subject: Fwd: Willowbrook development in the Hillsdale Estates area, particularly the 48 acre parcel

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From: kim wickstrum <kimwickstrum@gmail.com>
Sent: Monday, April 4, 2022 8:42:33 PM
To: Shawn Nickel <snickel@staridaho.org>
Cc: Trevor Chadwick <tchadwick@staridaho.org>
Subject: Willowbrook development in the Hillsdale Estates area, particularly the 48 acre parcel

To Shawn Nickel, city planner
From Kim Wickstrum resident of Hillsdale Estates

Mr Nickel

I would like to state my approval for potential 1 acre homes to be built on the 48 acres of current Willowbrook property, between Deep Canyon and Star Ridge road, the farthest East side of Willowbrook's proposed acreage annexation into Star.

This is an unusual 48 acre parcel, different from the rest of Willowbrook's proposed annexation...because of it being **completely** surrounded by existing 1 acre homes in Hillsdale Estates. To add more 1 acre properties would keep the existing feel of the area. This would be so much better than the high density town homes currently proposed by Willowbrook, even though they are offering to match some 1 acre lots where new construction would abut existing 1 acre homes. One acre homes throughout the entire 48 acres is what we want, and would support.

There has been an offer made to Nate Mitchell, by the developer of the Medici development, to purchase this acreage and build 1 acre homes. Many here in Hillsdale hope this will happen. If not, we would ask that only 1 acre homes be developed in this area, by Willowbrook. When I spoke to Nate Mitchell, he was not opposed to this idea.

Thank you
Kim Wickstrum
9630 W Golden View Dr
Star Idaho 83669
Hillsdale Estates resident
408-455-2160

Shawn Nickel

From: kim wickstrum <kimwickstrum@gmail.com>
Sent: Thursday, April 20, 2023 6:32 PM
To: Shawn Nickel
Subject: comment on proposed Willowbrook development

Dear City Council members,

We have no issue with development, but we need reasonable density to match the existing homes...not just one acre lots against the existing one acre lots. Currently, there are only 316 homes in our entire Hillsdale community. To add 1096 new homes in the middle of us (not next to) is not justifiable. One section off of Deep Canyon and Star Ridge, just 43 acres, is completely surrounded by one-acre lot homes, but the proposed plans show over 90 new homes to be built! This would be an ideal place to enforce one home to an acre minimum, in order to match the existing surrounding subdivision previously built by Willowbrook.

We need to keep the rural feel of the area, which will attract more people to the area if it does NOT become a wall-to-wall bedroom community like Meridian.

Also concerning is the water filtration the city will now take on, and if the golf course fails, it becomes the city's responsibility. In addition, the traffic congestion will be appalling, **going from 2,000 daily trips to 14,000** on can ada, hwy 44, purple sage, deep canyon.

Let's keep Star a delightful area, one that draws people to it because of its unique rural feel. Please do not accept the current density plans of Willowbrook.

Kim Wickstrum

9 year resident

9630 W Golden View Dr

Star ID 83669

408-455-2160

April 15, 2022

Star City Council
Star, Idaho

RE: Willowbrook Annexation
Application #'s AZ21-12/DA-21-20/PUD-21-02

Mayor Chadwick and Council members,

I am writing today to ask you to seriously consider voting against the proposed project known as Willowbrook. The zoning, traffic, current roads, water issues and wildlife displacement should all be considered very carefully before approving such a dense development and golf course, which simply doesn't fit into this rural aesthetic. Especially in these times of drought when we can hardly water our crops and drink our animals, it simply does not make sense to add such a project.

Thank you all for your service to our community and thank you for your consideration.

Sincerely,

Kyriacos Kalfas

Resident of Monument Ridge

October 25, 2021

Mayor Chadwick:



I am writing to offer my concerns regarding the proposed Willowbrook development. I understand you are in favor of this proposal. I would like to offer two concerns:

1. The proposal includes, I believe, a higher density plan for homes within the present Hillsdale Development. There are just a few developments in the Treasure Valley that offer larger lots. Hillsdale was sold to buyers as one of those. Density in Hillsdale is R1 or larger. I would appeal to you that if present plans are approved, that lots within the development keep to that density (R-1). The present higher density plan will alter this development to co-mingle city and county properties; lower and higher density lots, city and county water. We bought here for the lower density offered by the former development plan. Please consider keeping the Hillsdale development as it was originally intended and keep the higher density lots for areas outside Hillsdale. I believe if you lived here, you would want the same.
2. The Willowbrook proposal will more than double the population of Star. It should therefore be carefully considered for the impact on infrastructure and, especially, on water use. Incorporating that many residents in this area will have a huge impact on our well water resources. Please take a careful look at that. We are in the midst of a drought, and who knows how long that will last? We should not make water use plans based on normal seasonal replenishments, but rather on what is available in dry years.

I understand the advantages to the city of a development of this size financially. I ask that you also consider the needs and desires of present residents as well. It is possible to do what is good for everyone, if we try.

Thank you.

Layne and Anadeane Galbraith

State of the City talk
was enjoyable and
enlightening.
Thank you!

From: AmanArts - Linda <linda@amanarts.com>
Sent: Monday, February 14, 2022 2:57 PM
To: Shawn Nickel <snickel@staridaho.org>
Subject: Linda Aman - No to annexing Willowbrook into Star

To whom it may concern

We have lived in Star for over 14 years. Rick and Linda Aman, we moved here with a clear intent. We are against the annexing of Willowbrook into Star. We moved here for the essence of Star and the lack of traffic, low crime, the quiet community, and the abundance of water etc. We do not want Willowbrook to take away what we moved here for. It would also increase taxes and more control to the community. Please keep Star the city we love. No to the annexing.

Thank you
Linda

Linda Aman
Aman Arts Inc.
www.amanarts.com
503-691-1586

Shawn Nickel

Subject: FW: Willow Brook Golf Community Conceptual Plan

From: Linda gmail <lindawambolt@gmail.com>
Sent: Sunday, January 16, 2022 4:36 PM
To: Jennifer Salmonsens <jsalmonsens@staridaho.org>
Subject: Willow Brook Golf Community Conceptual Plan

I have many concerns and questions regarding the plans for the Willow Brook Golf Community, primarily as it interfaces with the existing Hillsdale residents.

I have lived here for almost 10 years and have attended several of the residential impact meetings in the past. My understanding from those meetings is that there would be only one home backing up to each existing resident. I live at 5188 N. High Prairie Place, and the proposed plans show two longer thinner lots backing up to my property. Can the proposed plans be changed so that promise is kept?

At the meetings they also promised that a traffic study would take place BEFORE any plans were approved. In the field behind my house alone, if the existing plan is approved you will be adding 157 homes. That indicates a likelihood of at least 300 more drivers coming from that field alone, yet you still have only two ways of exiting out of Hillsdale; and both are single lane roads, The conceptual plans show a road going into BLM land, but there is nothing there to connect to and likely will not be for many more years. Do you have approval from the BLM to build a road on their land? Even if they have granted access, if this community has been annexed into Star, it needs to have roads that connect it with Star. Do you have plans for any such roads, easing the pressure on the entrances at 16 and on CAN-ADA?

One of the defining characteristics of Star has been its requiring that communities have common areas where people can gather, and children can play. I see no such areas on the proposed plans. It seems that some simple modifications could fix that need. The Hillsdale community does have some existing spaces, but they are maintained by the Hillsdale community. Star needs to provide places for its own residents.

Are the native common spaces protected from further development indefinitely or is it just a moratorium on building in those spaces. Are these areas that could be turned into parks with walking trails? Can trees be planted in those areas? What community access is and is not allowed in those areas, ie can people ride dirt bikes and 4 wheelers there?

One way to cut down on the required trips into town and be environmentally protective is to provide locations for schools, churches, and community centers to be built within the community itself. Most master planned communities designate places for such places to be built to accommodate the anticipated needs in the area. I see no such places on the conceptual plan. Can you require that space be allocated before approving the proposed Willow Brook plans? Star's ability to negotiate for those spaces will be gone once these plans have officially been approved. As director of planning and zoning, please address those needs before the plans are approved.

I know you are very busy but would appreciate your attention to these concerns. Please call me anytime at [602-763-6640](tel:602-763-6640) when you can? Thank you for your time,

Sincerely,
Linda Wambolt

Dana Partridge

From: Lindsey Moore <lindseymoore788@gmail.com>
Sent: Tuesday, February 8, 2022 5:20 PM
To: Shawn Nickel
Subject: Willowbrook development

To whom it may concern,

I'm writing as a concerned citizen regarding the potential Willowbrook development in the hillsdale area. While I do not reside directly in that location, I do live in one of the neighboring subdivisions down Can-ada and spend a lot of time in Hillsdale area visiting friends, family and enjoying the open space that area has to offer.

My biggest concern is that the existing Willowbrook application proposes an aggressive over population of that area, negatively affecting the hillsdale residents as well as those of us further into Star. Our infrastructure is not capable of handling this level of growth and is already strained by the current onslaught of subdivisions being built.

In the 6 years my family and I have been here, we've seen the open-ness of Star change to tightly packed subdivisions and congested streets. Development is good and I like seeing ou city grow, however, Star has been loosing its charm now that the priority seems to be how many homes can be squished onto one piece of land. It has come to the point where we do not see ourselves staying in Star if this continues. This is not just my family's sentiment, but many other families we have spoken to.

Please consider carefully the impact of the *Current* Willowbrook application and seek for an alternative where the priority is *responsible* development that helps preserve what makes Star beautiful and unique.

Thank you,
Lindsey Moore
Star Resident
Saddlebrook Subdivision.

Dana Partridge

From: Mark Carringer <carringermark@yahoo.com>
Sent: Friday, February 25, 2022 4:26 PM
To: Shawn Nickel
Subject: Willowbrook

I am in support of the Willowbrook development. Would be a great addition for Star.

[Sent from Yahoo Mail on Android](#)

Trevor Chadwick

From: Mark Clutter <cluttermac@att.net>
Sent: Thursday, March 3, 2022 1:03 PM
To: Shawn Nickel; Trevor Chadwick
Subject: Proposed Weiskopfs Golf Course

Dear Shawn and Trevor,

As a resident of Eagle, it would be great to have more local golf options in the area so would love to see the new Weiskopf golf course approved in Star.

Thanks,

Mark Clutter
Eagle, ID

Trevor Chadwick

From: Marti Phipps <sciphi2001.mp@gmail.com>
Sent: Saturday, February 12, 2022 11:24 AM
To: Kevin Nielsen; Trevor Chadwick; Jennifer Salmonsens; Kevan Wheelock; David Hershey
Subject: Willowbrook Development

February 12, 2022

Trevor A. Chadwick

Kevin Nielsen

Jennifer Salmonsens

Kevan Wheelock

David Hershey

Re: Willowbrook Development

I've thought long and hard about this proposal before I decided to make comments. I know that all of you are taking everything into consideration before making your informed decision. I realize, too, that you must take Idaho laws into account and, let's face it, there doesn't seem to be many there to regulate developers. I'm positive that you've heard from many people regarding traffic, water, sewer, etc. and I feel that I cannot add to what they're saying. But I will say that people are genuinely concerned, me included.

The items I want to address are more along the moral, aesthetic, and past promises line. Responsibility is a very important issue. We are all custodians of Idaho lands. This proposal not only affects the citizens of Star but also everyone located in the triangular area of Star, Middleton and Emmett. Compromise is an awesome gift for any individual to possess and I believe that's what is needed in this situation.

To start with, when Hillsdale was constructed and people started moving here, they will tell you they were promised that all development in this area would be at least R1 and I'm not talking about 50 houses crammed together along with some green space...1 house on 1 acre. People are feeling like they were lied to.

Secondly, people that moved in later and paid enormous amounts of money never imagined in their wildest dreams that a proposal like Willowbrooks would ever be presented to City Council. Indeed, the last proposal that Willowbrook presented and withdrew was nowhere near this massive. Even then they said they would put "like" next to "like" with green space separating the developments.

Water and sewage would be pumped back and forth between the new development and Star with ponds to help with irrigation, etc. There was thought and consideration given in this plan. We could live with that. It would allow Willowbrook to build and the folks that live here an aesthetic solution.

But I now go into the third issue, and I guess you already know what's coming next. By building a subdivision "inside" an already established subdivision that has no resemblance to what's already here, we feel that Willowbrook is thumbing their proverbial noses at us. There is no way to separate these subdivisions. No way to keep them from Hillsdale's green spaces, ponds, or equestrian center, not to mention the untenable traffic on the roads inside Hillsdale. Again, I'm not saying Willowbrook can't build on their land, but hopefully, with your support, we can help them build responsibly.

Do we really need that many condos? Do we really need to cram a house into every nook and cranny? Bob Phillips once said he has a vision for this area, but it appears his vision keeps changing to the detriment of the land and the people that live here. Gone are the deer and elk that used to visit, gone are the pheasants that lived in the farmland around us. We no longer hear the songs of the coyotes. The hawks and birdlife are not as abundant. I could go on, but I think you understand what I'm saying. We'll never get that back.

So, in conclusion, I'm not asking that Willowbrook not build, but I am asking that they build responsibly and with a moral obligation to the area.

Thank you for listening to me,

Marti Phipps

Hillsdale Resident

Trevor Chadwick

From: Megan Beaston <aiden20052000@yahoo.com>
Sent: Thursday, February 24, 2022 6:53 AM
To: Trevor Chadwick
Cc: Kevan Wheelock; Kevin Nielsen; David Hershey; Jennifer Salmonsens
Subject: The Development of Willowbrook Subdivision Application Nos.
AZ21-12/DA-21-20/PUD-21-02

To Whom It May Concern,

Please consider this my formal response to Application Nos. AZ21-12/DA-21-20/PUD-21-02 (the development of Willowbrook Subdivision). It is alarming to me that the City of Star is considering allowing a development of this size and has yet to break ground on new schools or widening of roads. We have multiple developments currently being built bringing in thousands of new residents with no infrastructure in process. I am aware that there are plans for a new elementary school and roads, but in the meantime our elementary school is at maximum occupancy and the traffic is becoming an issue. The City of Star is not prepared to allow yet another development and definitely not one of this scale. It appears that there is disregard of the Star's current citizens. I OPPOSE the Willowbrook Annexation and I pray that our City Council take into account what our current residents need and not some other agenda.

Megan Beaston

January 18, 2022

City of Star Mayor and City Councilmen:

Preparatory to the upcoming workshops regarding the Willowbrook proposal, we would like to express a couple of concerns as residents of Hillsdale. We are hoping that you can give some consideration to them as you make decisions about the proposal.

1. **ZONING:** Hillsdale, as it now stands, consists of one acre+ lots. It was designed as an open, rural type of setting. Will you please consider matching the current zoning of R1 in the areas adjacent to our current one acre lots. As it stands now, the zoning is much denser. Keeping that density will transform Hillsdale into a much more crowded area. It will ruin the rural feel Hillsdale was originally designed to be, and what the many residents of Hillsdale bought homes here to achieve.
2. **ROADS:** The additional homes located within the Hillsdale development include streets that connect into the current roads that are in our development. The roads are designed for country living. They are two lane roads designed to accommodate the low traffic that the current residents deliver. They cannot easily accommodate the increased traffic that the proposal has designed. There is no curb and gutter, so pedestrians and equestrians also use these roads. Will you please consider designing residential areas that empty away from our current roads.

Changing the zoning back, to match what is already in Hillsdale will also solve the traffic problem. Thank you for your consideration. We appreciate all that you do for the good of Star. We are hoping that this development will be one of those good things.

Monte Smith, Anadeane Galbraith, Lisa Priapi, residents of Hillsdale

RECEIVED
JAN 21 2022
BY 

From: Monte Smith <full.monte1@gmail.com>

Sent: Saturday, February 5, 2022 3:05:57 PM

To: Trevor Chadwick <tchadwick@staridaho.org>; Kevin Nielsen <knielsen@staridaho.org>; Jennifer Salmonsens <jsalmonsens@staridaho.org>; Kevan Wheelock <kwheelock@staridaho.org>; David Hershey <dhershey@staridaho.org>

Subject: Feb. 8 Willowbrook Development Workshop

Hello Mayor and Council Members,

As the owner of the Willowbrook Development Information Page on Facebook, I keep close tabs on what the citizens of Star, Middleton, and Hillsdale are thinking about development, and specifically, the mega Willowbrook development adjacent to Hillsdale and comprising some 1554 acres. At this point, we have more questions than answers about the development.

1. What are the planned uses of the land that are not shown on any of the maps, where are they located, and how many acres are planned for each of them, if applicable? Uses such as,
 - a. Possible sewage treatment plant.
 - b. Treated water piping to the Boise River
 - c. Phosphate remediation of the golf course and sewage treatment plant.
 - d. Capacity and location of any needed wells.
 - e. Size and location of any needed emergency water reservoir.
 - f. Schools needed. Size, type and locations.
 - g. Widening of any existing roads for higher trip volumes/day.
 - h. Parking for the golf course.
 - i. Sufficient parking for the houses surrounding the golf course. Some patio homes apparently have no parking planned on the maps.
 - j. Plans for fiber optics supplied to the new development as well as for Hillsdale residences.
 - k. Traffic impact studies that verify that traffic will not violate traffic load policies of ACHD and Canyon County agencies.
 - l. Similar traffic impact studies for ITD highways such as 16, 44, and 20/26.
 - j. Any demolition and construction on existing roads for purposes of providing sewer, water, electric power and fiber optics to the new development.
 - k. Insurance against well failure in Hillsdale Estates due to usage in the new development and golf course.
 - l. Insurance against land subsidence in Hillsdale due to potential loss of water level in the aquifer.
 - m. Police, Fire and Water substations.
 - n. Any plans for a rock quarry or ponds shown on previously approved plans, but not on this application.
 - o. Water consumption forecasts for the number of homes planned and for the golf course.

It is important that the developer be held accountable for all infrastructure development before housing construction begins. A lot of the items on the above list seem detailed, but the larger the development, the more detailed plans need to be up front. The entire idea of approving zoning and a "conceptual" plan without knowing the details above is not smart planning. I suggest that, if you get pressured by the developer to approve any "conceptual" plan like we saw in Workshop 1 that you tell him he is entitled to R0 zoning until he proves that all the traffic, density and water issues are resolved at a higher density level. Please don't put all of us in the situation where approval is given, and the "details" will be worked out later while the bulldozers go to work. At that point, the developer can reap the benefits of his loose planning, with little or no supervision or accountability.

Good luck with your decision on this one. It will be controversial no matter what. It is important for the legacy you leave for Star. Your names will be associated with it for a long time.

Best Regards,

Monte Smith

10257 W. Lanktree Gulch Rd.

Dana Partridge

From: Monte Smith <full.monte1@gmail.com>
Sent: Wednesday, February 16, 2022 5:42 PM
To: Shawn Nickel
Subject: Impact of the Willowbrook Proposal on the water supply
Attachments: Ground Water Budget.png

Hello Mayor and City Council,

The water component of the Willowbrook proposal has been bothering me for some time. I remember the Mayor's State of the City message where he concluded from the attached slide that we have plenty of water for development. When I look at the slide, I see that there is

1,056,600 AF/yr total outflows from the groundwater system
and

1,098,700 AF/yr total inflows to the groundwater system. When I divide the outflows by the inflows, I get .96. correct me if I'm wrong, but that tells me that 96% of the water coming into the system is going out. So, we seem to have only a 4% buffer in this system. If we keep developing more housing, more water will be taken out of the system. When we get to the point where there is more coming out than going into the aquifer, the levels in the aquifer will begin to drop and more wells will run dry.

As we turn more agricultural land into residential land, we will also lose the recharge to the aquifer that is being generated by canal leakage and flood irrigation for the crops that were formerly planted.

There is also a seasonality issue that was not discussed. When the surface water for irrigation flows in the spring and summer, more surface water is recharging the aquifer than in the fall and winter. So, it is possible that the aquifer level will rise and fall with the seasons...something we don't want because we can't afford wells going dry due to seasonal variations in aquifer levels.

Additionally, no one really knows if the groundwater aquifers in the Valley and those under the mesa where the Willowbrook development will be are the same. Right now, wells are drilled to 600 ft. in Hillsdale while they are drilled to about 300 ft. in the Valley, even though there is only about a 150 ft. difference in altitude between the two areas. What might that mean?

During Workshop 2, Nate Mitchell said Willowbrook would be happy to be responsible for problems that are theirs, but wouldn't volunteer to fix the water problems of Hillsdale. Do you see potential legal issues arising between WB and Hillsdale, with the City of Star in the middle?

And then there's the drought. Regional reports say it's the worst one since the 1500s. Are you sure that there will be enough water for this development, and all the surrounding developments being planned?

Wouldn't it be smart to require WB to prove sufficient water availability for all the homes and the golf course they are planning?

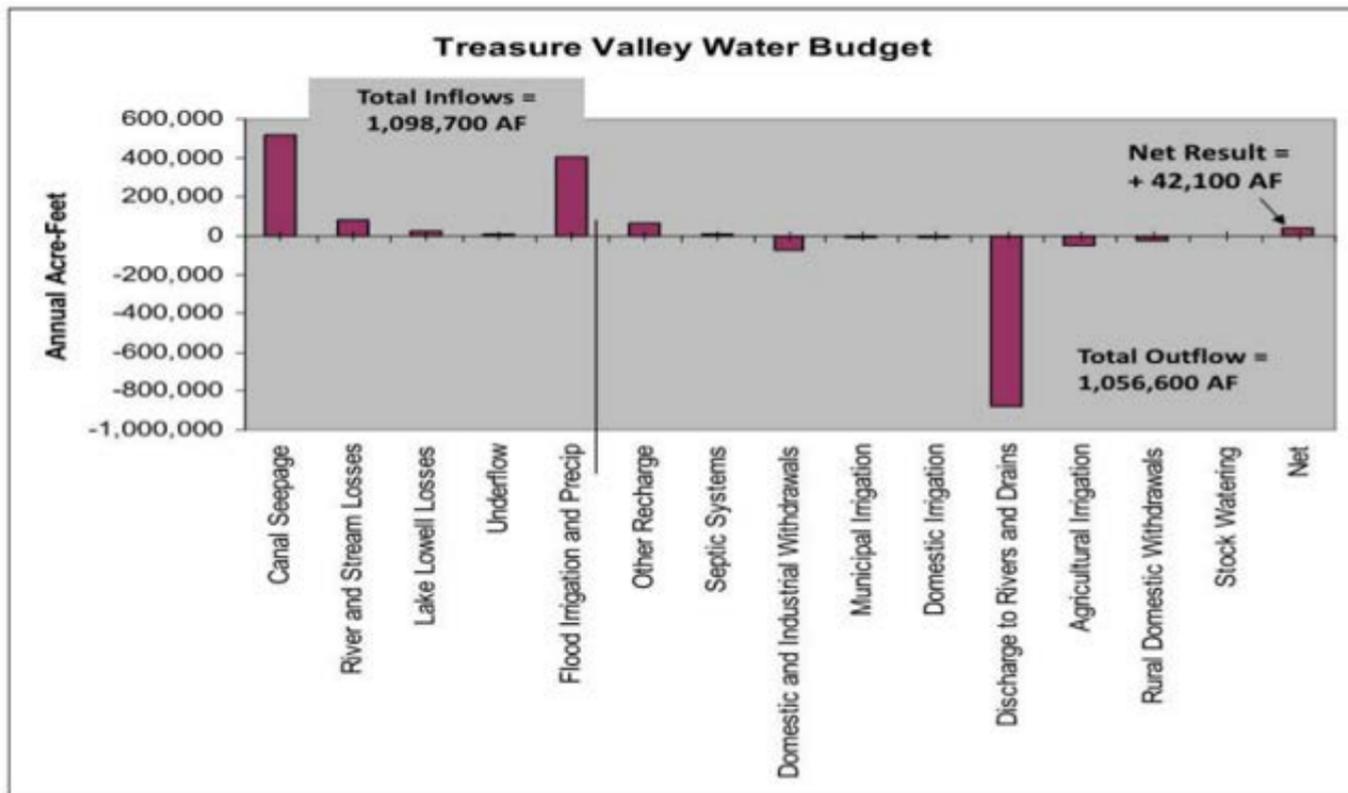
Thank you for your attention to this. We appreciate it.

Monte Smith

208-805-2113

10257 W. Lanktree Gulch Rd.

Ground Water Budget



Trevor Chadwick

From: Morgan Sotelo <morgannnnn4@gmail.com>
Sent: Tuesday, February 22, 2022 3:46 PM
To: Trevor Chadwick
Subject: Support for Willowbrook Development

Hi there,

Just wanting to say how excited I am for Willowbrook Development/ golf course. Between the development of the land, the jobs that will become available and the revenue it will bring the city, you have my full support for this project. There's nothing like watching a city develop and become a better place!

Thank you for your time,
Morgan McFarland

Sent from my iPhone

April 16, 2022

Star City Council
Star, Idaho

RE: Willowbrook Annexation
Application #'s AZ21-12/DA-21-20/PUD-21-02

Mayor Chadwick and Council members,

I am writing today to ask you to seriously consider voting against the proposed project known as Willowbrook.

There are many problems with the proposed development, so I hope to implore you to vote against the project. If you choose to vote in favor, please keep in mind the area and its residents. The zoning should at least be matched, there needs to be a solution for water usage, the roads need to be fixed, traffic controlled, and wildlife well-thought-out.

Thank you so much for taking this into consideration.

Sincerely,

Nicholas Kalfas

Shawn Nickel

From: Paul Egert <pegert@msn.com>
Sent: Monday, April 24, 2023 6:56 PM
To: Shawn Nickel
Subject: Willowbrook Public hearing comment

I would urge the council only approve Willowbrook development once all the foundational work is done. I believe it will lower property values overall if traffic, water, police/fire and other infrastructure needs are not properly addressed. I also would like to see the project adhere to the current master plan.

Thanks,

Paul Egert
25113 Shadow Mountain Circle
Star, ID 83669

Shawn Nickel

From: Trevor Chadwick
Sent: Tuesday, July 6, 2021 6:48 AM
To: Ryan Field; Shawn Nickel
Cc: 'Chris'
Subject: FW: Concerns about Willoughbrook Development
Attachments: Rustin Residents Concerns-1.pdf

This is for Willowbrook. I do not believe we have had an application as of yet

Trevor A. Chadwick
Mayor, City of Star
208-869-0426 (Cell)
208-286-7247 (Office)
10769 W. State Street
Star, Idaho 83669

“There can be no personal victory or triumph for those who serve here. There can be no individual defeat. No man or woman can rule here, or for any prolonged period impose his or her will upon others. **The only victor when we are wise – is Idaho. The only victim if we are unwise – is her People.**” Grandpa Jack M Murphy, Lt. Governor, Idaho, 1967-1975

From: Rick or Vickie <rvbeery@q.com>
Sent: Wednesday, June 30, 2021 5:03 PM
To: boccc@canyonco.org; boccc1@adacounty.id.gov; Trevor Chadwick <TChadwick@staridaho.org>
Cc: rvbeery@q.com
Subject: Concerns about Willoughbrook Development

I am writing to express some concerns regarding the pending Willowbrook Development of approximately 1400 acres that extend from just north of Star, Idaho across the county line into Canyon County. These concerns include traffic, water, services, timeline, taxes, and lifestyle. Several of us on Rustin Road in Canyon County have similar concerns and I have attached a memo outlining our issues. Nate Mitchell, the representative for Willowbrook, did hold a community outreach meeting but left many questions unanswered. He may be able to answer some of the issues in our memo. We intend to use the memo as an outline during upcoming commission meetings and request you use this info in any packages you create for the commission meetings regarding Willowbrook. The attachment has the original memo and signatures of six families who live on Rustin Road. If you would like to respond or ask for further information please feel free to contact me at rvbeery@q.com.

Sincerely,

Richard Beery, 8088 Rustin Road, Middleton, Idaho

From: Richard Moore <richardelwoodmoore@gmail.com>

Sent: Sunday, February 6, 2022 11:21:27 PM

To: David Hershey <dhershey@staridaho.org>; Kevin Nielsen <knielsen@staridaho.org>; Jennifer Salmonsens <jsalmonsens@staridaho.org>; Kevan Wheelock <kwheelock@staridaho.org>; Trevor Chadwick <tchadwick@staridaho.org>

Subject: Willowbrook workshop

Mayor and Council,

I attended the last workshop via zoom as suggested and appreciated the opportunity to do so. Though I was able to hear the presentation and all of the comments, I was unable to tell who was speaking. This is important in any public hearing, in fact in many cases it is as important to know who is saying something as it is to hear what is being said.

Is there a transcript of the workshop available? In the next workshop would you please have people identify themselves as they speak?

Regards,

Richard Moore, Desert Springs circle, Star

Sent from my iPhone

Dana Partridge

From: Trevor Chadwick
Sent: Tuesday, March 15, 2022 1:38 PM
To: Dana Partridge; Shawn Nickel
Subject: FW: Willowbrook Traffic Impact

Dana,

Please add this to the letters for willowbrook.

Thank you

Trevor A. Chadwick
Mayor, City of Star
208-869-0426 (Cell)
208-286-7247 (Office)
10769 W. State Street
Star, Idaho 83669

“There can be no personal victory or triumph for those who serve here. There can be no individual defeat. No man or woman can rule here, or for any prolonged period impose his or her will upon others. **The only victor when we are wise – is Idaho. The only victim if we are unwise – is her People.**” Grandpa Jack M Murphy, Lt. Governor, Idaho, 1967-1975

From: Richard Moore <richardelwoodmoore@gmail.com>
Sent: Tuesday, March 15, 2022 1:31 PM
To: Trevor Chadwick <tchadwick@staridaho.org>; Kevin Nielsen <knielsen@staridaho.org>; David Hershey <dhershey@staridaho.org>; Jennifer Salmonsens <jsalmonsens@staridaho.org>; Kevan Wheelock <kwheelock@staridaho.org>
Subject: Willowbrook Traffic Impact

Dear Mayor and Council,

I am writing as a concerned citizen residing within Star’s impact area regarding the proposed Willowbrook Development. I want to thank the council for insisting on a traffic study prior to the consideration of any development agreement.

A traffic study is essential to understanding the impact a development will have on the community in which it is to be located. A traffic study is even more important for a development as large as the one proposed by Willowbrook as it will have far reaching implications for the entire city of Star and the surrounding areas. The city cannot be expected to tell Willowbrook how many houses they will allow in the development agreement without first having this important study.

Approving a development agreement prior to reviewing the results of a traffic study is flawed and can lead to litigation at a later stage. What happens if recommendations from a traffic study are not possible to implement? The traffic agencies will have many recommendations based on the traffic study. An ensuing disagreement between the city and Willowbrook may then occur centering on which recommendations are actually required, and which are merely recommended. A strong example was brought up by the ITD representative, what happens if the study shows Can Ada

needs to be seven lanes? Best to have a traffic study completed to understand the full implications of the development up front. A traffic study will bring to light the actual number of houses sustainable in the proposed development area.

There are some serious flaws with the plan proposed by Willowbrook. The first is the assumption that Can Ada can be rerouted to eliminate grade issues. The rerouting is dependent on the purchase of land to reroute the road. Willowbrook says they are in discussions with the homeowners regarding the purchase of the necessary land. A discussion is not an assurance of sale. There needs to be significant assurance that the purchase is going to occur before any approval is granted.

The second flaw is the proposal to add a road north through BLM land to connect the development with Highway 16. The traffic study will show that people will not go north on that road in order to proceed south unless Can Ada and Deep Canyon are impassable. I ask that no approval be granted that will create unacceptable conditions on Can Ada and Deep Canyon.

Willowbrook should not object on the basis of cost to do a traffic study prior to approval of the development agreement. It is customary to do appropriate preliminary engineering before requesting approval for projects. It is a best practice to have a traffic study in place prior to seeking approval for a development agreement. It is possible Willowbrook is avoiding doing a traffic study, because they understand the results will show they are proposing way too many houses in the area constrained by Deep Canyon and Can Ada.

An important step in the traffic study is to get approval of the scope of work by the relevant traffic agencies. I have talked with ITD and they have yet to receive a scope of work from Willowbrook. Similarly, I suspect the other agencies have yet to receive scope of work documents. Please ensure that Willowbrook follows the proper procedures prior to accepting their traffic study.

Regards,

Richard Moore

Trevor Chadwick

From: Rob Harbottle <harbottlenv@gmail.com>
Sent: Wednesday, February 23, 2022 11:35 AM
To: Shawn Nickel; Trevor Chadwick
Subject: Willowbrook Development

To whom it may concern:

As an avid golfer when I first heard about this development it got me very excited. Tom Weiskopfs is not only known as a great player but a world renown golf course architect. Having this development in Star can only add to the community. it will increase property values and offer a golfing experience not easily found in the northwest. I urge you to move forward with this great opportunity for the city of Star.

Thank you,

Rob Harbottle
Resident of Meridian, ID