

# LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **May 9, 2023** at **Life Spring Church, 174 N. Star Road**, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Willowbrook Development Annexation & Development Agreement  
Files #'s AZ-21-12 Annexation-Zoning  
DA-21-20 Development Agreement

**Applicant/Representative:** Nathan Mitchell, A+E Construction, LLC, 1470 N. Rook Way, Star, ID 83669

**Owner:** Richard M. Phillips, Willowbrook Development, Inc. & Twin Islands, LLC, 210 Murray Street, Garden City, ID 83714

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

**Property Location:** The subject property is generally located between Hwy 16 and Can Ada Road, and Deep Canyon Drive and Lanktree Gulch Road/Purple Sage Drive. Ada County Parcel No.'s R3626110480, R3626121000, R3626121100, R3626130010, R3626130190, R3626130460, R3626130510, R3626140010, R3626150080, R3626150160, R3626150210, R3626150220, R3626160010, R3626160300, R3626170020, R3626170040, R3626170060, R3626170150, R3626170250, R3626170320, & R3626170500.

**Information/Comments:** A complete copy of the application is available at City Hall for public review or on the City Website Willowbrook Page at [www.staridaho.org](http://www.staridaho.org). The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing. **To guarantee that your letter is included in the City Council packets, please provide any letters to the City by April 24, 2023.**

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)