BEFORE THE CITY OF STAR CITY COUNCIL

IN RE:)

WILLOWBROOK DEVELOPMENT   )

_____)

TRANSCRIPT OF RECORDED COUNCIL MEETING

TUESDAY, MAY 9, 2023

COUNCILMEMBERS PRESENT:

TREVOR A. CHADWICK, MAYOR

DAVID HERSHEY, COUNCIL PRESIDENT

KEVIN NIELSEN, COUNCILMAN

JENNIFER SALMONSEN, COUNCILWOMAN

KEVAN WHEELOCK, COUNCILMAN

TRANSCRIBED BY:

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

Notary Public

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1   (Beginning of video file.)

2   MAYOR CHADWICK: I'm going to call the Star City

3 Council meeting to order. It's Tuesday, May 9th, 2023

4 at 7:02 p.m. We're at a City Council special meeting

5 at the LifeSpring Church at 174 North Star Road.

6   I'm going to ask you all to please join me

7 in the pledge of the allegiance.

8   I pledge allegiance...

9   That is beautiful sound there with

10 everybody doing that.

11   Tonight we're going to have our invocation

12 by LifeSpring Church here. Please join us in the

13 invocation.

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

15   Father, we come to you this evening and we

16 pray first and foremost for grace. We pray for your

17 grace upon us, and we thank you for your loving

18 kindness. We pray, God, for this country and for this

19 city. We pray for our Mayor and the City

20 Councilmembers and for each person here in this town,

21 God, that you can give us wisdom and clarity and

22 direction in all that we do. And we leave this in your

23 hands. In Jesus' name. Amen.

24   ALL: Amen.

25   MAYOR CHADWICK: Thank you.

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1   Roll call. No, you got to speak in your

2 microphone. Wait. Hang on. They got to turn it on.

3 We need Jacob's -- there we go. Go ahead.

4   THE CLERK: David Hershey.

5   COUNCILMAN HERSHEY: Present.

6   THE CLERK: Kevan Wheelock.

7   COUNCILMAN WHEELOCK: Here.

8   THE CLERK: Trevor Chadwick.

9   MAYOR CHADWICK: Here.

10   THE CLERK: Jennifer Salmonsen.

11   COUNCILWOMAN SALMONSEN: Here.

12   THE CLERK: Kevin Nielsen.

13   COUNCILMAN NIELSEN: Present.

14   MAYOR CHADWICK: Okay. Thank you. We're all

15 present and accounted for.

16   We're going to move on to item 4, the

17 consent agenda.

18   COUNCILMAN NIELSEN: Mayor Chadwick.

19   MAYOR CHADWICK: Do we have a motion?

20   COUNCILMAN NIELSEN: Mayor Chadwick.

21   MAYOR CHADWICK: Councilman Nielsen.

22   COUNCILMAN NIELSEN: I move that we approve the

23 consent agenda consisting of items 4A, final plat Moon

24 Valley Subdivision, Phase 7, and 4B, final plat River

25 Park Subdivision, Phase 1.

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1   MAYOR CHADWICK: We have a motion.

2   Do we have a second.

3   COUNCILWOMAN SALMONSEN: Second.

4   MAYOR CHADWICK: We have a motion and a second

5 by Councilwoman Salmonsen.

6   Any further discussion?

7   Hearing none, roll call.

8   THE CLERK: Hershey.

9   COUNCILMAN HERSHEY: Aye.

10   THE CLERK: Wheelock.

11   COUNCILMAN WHEELOCK: Aye.

12   MAYOR CHADWICK: Salmonsen.

13   COUNCILWOMAN SALMONSEN: Aye.

14   THE CLERK: Nielsen.

15   COUNCILMAN NIELSEN: Aye.

16   MAYOR CHADWICK: Okay. That motion carries.

17   We're going to move on to item 5, which is

18 the public hearing tonight that we're all here for.

19 Just one public hearing. I think this is the largest

20 audience ever for a public hearing.

21   Yeah, hey. Public's out here. Folks, you

22 know what? Having folks here is part of the process.

23 And I've always been a fan of people being part of the

24 process.

25   So just to let you guys know the ground

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1 rules of this process. You guys must sign up to speak

2 if you wish to speak. Even if you don't want to speak

3 and you just want your voice heard, you could sign up

4 and check "No."

5   I'm going to open the public hearing. I

6 will ask the Council if there's any ex parte contact or

7 communication regarding the project. Our planning

8 staff's going to present the application to the

9 Council. And the applicant will then have 25 minutes

10 to present their project. Council will ask the

11 applicant and staff questions during that time frame.

12   And then we'll have public testimony, which

13 is three minutes per person. We do have, I believe

14 behind me, a clock up here behind me that will testify

15 with -- I'm sorry, that will have your timing on there.

16 And we're going to have those for the project speak

17 first, those against it, and then those who are neutral

18 to speak next.

19   The Council can ask the individuals

20 speaking follow-up questions, which doesn't count

21 towards your three minutes, if they choose. We are

22 going to have a stop tonight at 11:30. It's very

23 possible we're not going to get to everybody's comments

24 tonight, meaning that on June 20th we're going to

25 reconvene the meeting here and continue the public

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1 hearing at that point.
2   If by chance we get through the public
3 hearing, all the testimony, we're still not going to
4 make a decision tonight. The decision's going to be
5 made on June 20th. Okay? Just so everybody's fully
6 aware of that.
7   We are going to take some breaks throughout
8 the night too. We got a lot of folks here. I want to
9 make sure that we get the facilities used so everybody
10 who's here can hear and listen to what's going on.
11   Let's see here. The one thing, guys, is
12 we're not -- only the person at the podium has the
13 right to speak. No one else can -- cheering, jeering,
14 doing all that stuff, holding up signs, creating
15 distraction, you'll be asked to leave. And we have
16 some deputies here that will ask you to leave from
17 that. It's supposed to be a civil process; right? And
18 civility is a big thing, and we're losing that in our
19 country. And I refuse to lose that in my town here.
20 Okay? So let's please be civil, because everybody's
21 going to have an opportunity to be heard, regardless if
22 you're for it or against it. All right?
23   Oh, and then at the end of the public
24 testimony, the applicant will have a rebuttal time of
25 15 minutes. The Council can ask the applicant and

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1 staff questions. I will then close that public
2 hearing, and the Council will deliberate. And they're
3 either going to make a motion to approve, approve with
4 conditions, deny, or table the application to a date
5 certain in the future.
6   At the end of tonight at 11:30, we are
7 going to make a motion to continue the hearing to
8 June 20th. Okay? So you won't see any of those other
9 motions at that point. Okay?
10   So with that said, it is 7:08, and I'm
11 going to open the public hearing and ask the Council if
12 they have any ex parte contact or communication
13 regarding this project?
14   COUNCILMAN HERSHEY: None.
15   COUNCILMAN WHEELOCK: No.
16   COUNCILMAN NIELSEN: None.
17   MAYOR CHADWICK: Okay. Very good. And one real
18 quick thing.
19   COUNCILWOMAN SALMONSEN: Excuse me.
20   MAYOR CHADWICK: I'm going to read several names
21 on the list.
22   COUNCILWOMAN SALMONSEN: Sorry.
23   MAYOR CHADWICK: And we have -- I'm sorry.
24 Councilwoman Salmonsen.
25   COUNCILWOMAN SALMONSEN: I don't know. I was a

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1 little slow there.
2   I would like to say I have read some things
3 on Facebook and I have seen an article in the
4 newspaper, so I just want to disclose that. But
5 otherwise, I don't think, you know, that it's going to
6 affect my decision-making tonight.
7   MAYOR CHADWICK: And Chris is agreeing. He's
8 shaking his head yes.
9   Okay. Very good. Anything else from
10 anybody else before we move on?
11   Okay. Let's see. We will have -- you
12 have -- oh, okay. The bullpen. The seats that are up
13 here, I'm going to call names ahead of time so we get
14 people up here seated that are going to be speaking
15 next. All right? So we can roll through the process
16 and try to get everybody heard as quickly as we can.
17   All right. With that said, Shawn, I'm
18 going to have you -- oh, you're going to do it right
19 there? Okay. Very good.
20   SHAWN NICKEL: Test the audio.
21   MAYOR CHADWICK: You what?
22   SHAWN NICKEL: You can test the audio.
23   MAYOR CHADWICK: Test it out for us.
24   And, guys, real quick, we just need to
25 thank LifeSpring Church for allowing us to utilize this

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1 facility tonight, you know, so thank them very much.
2   All right. Go ahead, Shawn. The floor is
3 yours.
4   SHAWN NICKEL: Thank you, Mr. Mayor and Council.
5   For the record, Shawn Nickel planning
6 director, City of Star.
7   Staff has before you this evening an
8 application for annexation and zoning with a
9 Development Agreement with a requested R-2 zoning
10 designation. The requested density of 1.5 dwelling
11 units per acre, which equates to a maximum of 1,094
12 dwelling units.
13   The Development Agreement is before you to
14 establish conditions of approval within the
15 development. The Development Agreement is also being
16 used in lieu of a conditional-use permit for approval
17 of Phase 1 of the development for the golf course
18 facility.
19   The Unified Development Code allows
20 Development Agreements to be used in lieu of to approve
21 two or more conditional uses. The applicant is
22 requesting approval of the golf course facility and the
23 municipal or civic uses for the approval of the future
24 sewer treatment facility.
25   MAYOR CHADWICK: Is it moving?

1   SHAWN NICKEL: Sorry. There we go.
2   MAYOR CHADWICK: Okay.
3   SHAWN NICKEL: I told you I was a guinea pig.
4   Regarding the application submittal
5 process, the application submittal process meets the
6 Unified Development Code requirements, including
7 submittal of the application. The original submittal
8 and acceptance date of this application was July 15th,
9 2021. Revised information was submitted on June 23rd,
10 2022. Excuse me. This includes removal of the Canyon
11 County side of the development and removal of the
12 original planned unit development.
13   All submittal requirements have been
14 completed, including pre-application meetings,
15 neighborhood meetings, and a completed, signed
16 application packet.
17   The application review process: Agencies
18 were transmitted the application for review and
19 comment. This includes ACHD, ITD, Canyon Highway
20 District No. 4, West Valley -- or excuse me, West Ada
21 School District, Star Fire District, Star Sewer and
22 Water District, among other agencies.
23   The agencies provided comments provided in
24 the Council packet. Staff provided the Council with a
25 summary transportation analysis of all transportation

1 agencies and the Star Transportation and Pathway
2 Committee.
3   The applicable Comprehensive Plan and
4 land-use map and applicable Unified Development Code
5 for this application is the 2020 version, which was
6 then placed at the time of submittal and acceptance of
7 the application. Idaho case law establishes review
8 criteria as of the time of submittal of the
9 application.
10   Some of the development features
11 highlighted in the submitted conceptual plan include a
12 density of 1.5 dwelling units per acre. This is less
13 than the maximum allowed three dwelling units per acre
14 per the applicable Comprehensive Plan land-use map from
15 2020.
16   Open space and amenity review: The entire
17 development requires 109 acres, or 15 percent of total
18 open space, with 73 acres of that being usable open
19 space, and 10 percent. The application provides
20 130-and-a-half acres or 18 percent qualified total
21 space, including 73 acres of qualified usable, or
22 13.7 percent. This open space does not include the
23 176-acre golf course in the calculations.
24   The applicant will need to provide 15
25 qualified amenities in the development per the Unified

1 Development Code.
2   And the concept plan that was submitted by
3 the applicant. Whoops. And the development data
4 submitted, which includes the breakdown of the acreage,
5 open space, residential areas.
6   Regarding community review, staff created a
7 separate website on the City website devoted to
8 Willowbrook information, including application
9 materials, agency reviews, public input letters, and
10 workshop videos. All public input letters received
11 were included in the Council packets. All late
12 exhibits after the packets were sent out have been
13 provided to the Council, including the submitted
14 petition and late public input letters. And you have
15 those in front of you this evening.
16   Staff recommendations: Staff recommends
17 that if approved Council prepare conditions of approval
18 to include the Development Agreement for the
19 application. Staff recommends Council adopt specific
20 conditions of approval from reviewing entities,
21 including, but not limited to, ACHD, ITD, Canyon
22 Highway District 4, and the Star Transportation and
23 Pathways Committee, including future traffic-impact
24 study updates.
25   Staff recommends Council consider staff

1 recommended conditions included in the staff report and
2 Council packet, including future applications for
3 planned-unit development, preliminary plats, and
4 certificates of zoning compliance and design review
5 applications for all commercial uses, including review
6 of open space and amenities, pathways, streets, and
7 subdivision standards.
8   Staff is recommending a minimum of one-half
9 acre transitional lots adjacent to all existing 1 acre
10 residential lots within the development.
11   Again, the Development Agreement will be
12 drafted by staff if approved by the Council with the
13 conditions that come about as a part of these
14 proceedings.
15   Regarding Council findings of fact and
16 conclusions of law for approval, Council should direct
17 staff to provide findings of fact, conclusions of law
18 upon a Council decision on this application. If
19 approved -- if approval is granted, provide conditions
20 of approval in the Development Agreement for acceptance
21 by the City and applicant for future recordation.
22   The Development Agreement should condition
23 the following at a minimum: Staff recommended
24 conditions of approval, adoption of the traffic agency
25 conditions of approval, and any Council-adopted

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1 conditions of approval.

2   Finally, staff submits -- submits that all

3 procedures, application processes, and applicable codes

4 and plans have been followed in the presentation of

5 this application before the City Council tonight. A

6 staff report and Council packet has been provided to

7 the Mayor and the Councilmembers, the applicant, and

8 the public.

9   Thank you.

10   MAYOR CHADWICK: Okay. Thank you.

11   At this time we're going to call the

12 applicant up. I'm sorry. Hang on one sec here.

13   Can you turn on Councilman Nielsen's mic.

14   COUNCILMAN NIELSEN: Test. Thank you.

15 Mayor Chadwick.

16   MAYOR CHADWICK: Councilman Nielsen.

17   COUNCILMAN NIELSEN: Thank you.

18   If we go back a few -- few pages,

19 Willowbrook Development staff recommendations where you

20 started talking about the Council should prepare a

21 conditions of approval.

22   There's one item in there -- and I know

23 we're not at that point yet, but before we set an

24 expectation I want to set -- get -- make sure that

25 there's clarity and understanding. One of the

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1 recommended things that staff said we should adopt is

2 including future traffic-impact study updates.

3   Typically the future is unknown by design;

4 right? And so I just want to get clarity on what

5 potential future things could we put into an adoption

6 today? And can we -- first of all, I'm not sure we can

7 do something based on a future unknown. But what did

8 you have in mind there.

9   SHAWN NICKEL: I -- Mr. Mayor and Council, I

10 think if you adopt the conditions of approval from the

11 traffic agencies, they have that built in, that they

12 will require traffic study updates with every phase of

13 the development.

14   COUNCILMAN NIELSEN: Got it.

15   SHAWN NICKEL: Yeah.

16   COUNCILMAN NIELSEN: Thank you.

17   MAYOR CHADWICK: Okay. Any further questions

18 for Shawn?

19   Okay. Thank you, Shawn.

20   Hearing none, we will have the applicant

21 come up and present the project. And do they have to

22 pull the project up there? Oh, is it already up? I

23 can't see behind my head so -- can we turn on these TVs

24 in the back right here so we can watch where we're at,

25 by chance?

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1   Some of these folks back up here on the

2 front might be able to see that as well. Need a bigger

3 TV in the back. Okay. Hang on one second here.

4   Shawn, do you got the timer here? So go

5 ahead and get started there, sir. State your name and

6 address for the record, please.

7   NATE MITCHELL: Nate Mitchell, Willowbrook

8 Development, 1470 North Rook Way, Star, Idaho.

9   Councilmembers, Mayor, staff, we appreciate

10 the time tonight.

11   I'm going to be brief. In front of you

12 we've got a slide of the development team that we've

13 put together. We've got myself, Mr. Phillips,

14 Mr. McKozian [phonetic], Mr. Kinkela, and Deb Nelson

15 and Danielle here tonight from Givens Pursley.

16   Danielle -- sorry. Deb Nelson's going to

17 do the majority of the presentation tonight. I just

18 wanted to take a second of our time and thank you guys

19 for your patience. We've had about a five or six-year

20 ongoing conversation about this project. It's changed

21 several times. We've tried to be reactive to what

22 we've heard from our neighbors. We've tried to narrow

23 the scope of this development down to something that

24 fits the comfort level of everybody involved.

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

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1 patient they've been and how helpful they've been for

2 us and for the public keeping track of this

3 information. We appreciate everything that Shawn and

4 his team has done, and we look forward to a great

5 conversation tonight.

6   And I'll turn it over to Deb Nelson with

7 Givens Pursley.

8   DEBORAH NELSON: Good evening, Mayor, Members of

9 the Council, Deborah Nelson, 601 West Bannock Street in

10 Boise, here on behalf of the applicant team.

11   The application that's here before you as

12 Shawn has described is for the annexation of 726 acres

13 into the City of Star with R-2 zoning and a Development

14 Agreement. The Development Agreement, if approved by

15 the City, does include approval of two conditional uses

16 in the R-2 zone, that includes a golf course and the

17 municipal infrastructure uses. This will include a

18 lift station for the Star Sewer and Water District.

19   The DA also contemplates a conceptual

20 Master Plan and will include conditions of approval

21 that limit the scope of development.

22   I want to start briefly with an overview of

23 the entire planned development as illustrated by the

24 conceptual Master Plan, even though some later phases

25 will require additional approvals.

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1 The Willowbrook golf community is a
2 mixed-use residential and commercial community nestled
3 in the Star foothills surrounding a proposed 18-hole
4 championship golf course that will be open to the
5 public. The golf course was designed by Tom Weiskopf
6 and Phil Smith, who have designed some of the most
7 beautiful courses in the world. This will be an
8 exceptional gem for the City and the community and
9 creates a prestige recreation destination for the
10 area's golf community.
11 The areas that are shown in orange
12 centrally include the clubhouse, plus along the western
13 edge there on Can-Ada, some neighborhood commercial
14 uses for a total of 110,000 square foot of commercial
15 proposed.
16 The red area that's along Can-Ada on the
17 west side there includes approximately 2 acres for
18 municipal uses, including the lift station use, as well
19 as space for donation of land for fire, where also
20 emergency services and police may be co-located.
21 Once built out, the development would
22 include 1,094 single-family detached residences, for a
23 density of 1.5 homes per acre, below the allowed
24 density in the R-2 zone that we're requesting.
25 In addition to the large amenity of the

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1 golf course, Willowbrook will preserve 99 acres of
2 usable natural areas and open space with access to BLM
3 lands to the north.
4 This is an overhead view of the property,
5 which, as you can see, is embedded within the Hillsdale
6 Subdivision, providing an infill opportunity with
7 existing residential nearly surrounding the site,
8 rather than sprawling into open, rural lands.
9 In the middle of the development you can
10 see on this image was a gravel pit that was approved by
11 the County for Hillsdale roads. This development will
12 now be improving into residences and golf course space.
13 The Master Plan for this application has
14 evolved based on the feedback that we've received over
15 the lengthy time period that this has been in
16 discussion. Canyon County areas have now been removed,
17 taking out over 1500 acres, and 1600 homes that were in
18 the Ada County portion have been reduced down to 1,094.
19 We've also eliminated the townhomes. So there's only
20 single-family detached. And as noted the zoning is R-2
21 now, rather than R-3.
22 You may also recall that the City
23 originally approved Willowbrook with R-2 zoning back in
24 2018 without the golf course.
25 Sorry, I'm having a hard time getting this

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1 to click.
2 Residential development cannot proceed
3 until there's a preliminary plat approval and any
4 accompanying planned-unit development. The plat must
5 comply with conditions that are in the Development
6 Agreement, such as a maximum density of 1.5.
7 Additional future uses, including
8 neighborhood commercial outside of the golf course also
9 cannot proceed until the preliminary plat and
10 planned-unit development are approved. A Development
11 Agreement modification will be required at that time to
12 incorporate any new conditions or plan updates.
13 The plan -- the preliminary plat -- looks
14 like it skipped twice -- and planned-unit development
15 and DA modification will require a public hearing with
16 notice to all the neighbors and an updated
17 traffic-impact study that will have to be approved by
18 the transportation agencies.
19 Focusing in on the golf course. This golf
20 course merits particular attention in this application
21 because it will be truly a world-class amenity for the
22 City of Star, providing a quality commercial business,
23 natural resource-based recreation asset, an economic
24 development tool, and water savings device all in one.
25 The design was finished by professional

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1 golfer turned golf course designer Tom Weiskopf prior
2 to his death. Tom was the designer of some of the best
3 golf courses in the world, including many that are on
4 the PGA Tour. So it is truly a privilege for the City
5 of Star to have one of his designs. Phil Smith,
6 working with him, and remains -- remains part of this
7 team and will see this vision to completion.
8 The design includes a practice fairway 350
9 yards long, winter practice facilities that are built
10 into the course hillside. The course will also
11 incorporate many sustainable features, including most
12 significantly the use of recycled water from Star Sewer
13 and Water District's wastewater treatment plant for
14 irrigation of the course.
15 Recycled water will put the class A treated
16 water that would otherwise go into the Boise River back
17 into use and ultimately into the aquifer, reducing
18 demand for irrigation water that would be needed to
19 irrigate the course, thereby benefiting all well users
20 in the area.
21 Other sustainability measures at the course
22 include low-water turf grass, appropriate for the high
23 desert climate, efficient gravity drainage, water
24 harvesting measures to reduce energy and combat water
25 evaporation, and efficient irrigation heads. The

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1 world-class amenity will be an economic benefit to
2 Star.
3   Golf is a significant economic driver,
4 creating $191.9 billion in total economic impact across
5 the country and generating $25.7 billion in secondary
6 spending from visiting golfers, according to studies
7 from the PGA Tour.
8   While many industries shrank during COVID,
9 national and global interest in golf grew. And the
10 golf industry is seeing that growth continue as golfers
11 continue to engage with a hobby they may have picked up
12 just a few years ago.
13   Golfers patronize other Star businesses,
14 adding revenue at the course and in surrounding
15 community. A golf course also offers numerous
16 community benefits, including youth development and a
17 lifetime sport and special events opportunities.
18   Let me go back here.
19   I'm going to click through some of the
20 images so you can see what this truly special amenity
21 can provide. In addition to the golf course, as you
22 mentioned, there will be 99 acres of natural hiking
23 trails in the foothills. The development will exceed
24 the 15 percent open space requirement and 10 percent
25 usable open space, without including the golf course in

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1 those calculations.
2   The project will also provide the minimum
3 15 amenities that will be required for a development of
4 this size. The pocket parks and other amenities,
5 clubhouses will all be identified through the
6 preliminary plat and planned-unit development process
7 as is appropriate.
8   As requested by the Parks Committee,
9 Willowbrook will be providing north-south and east-west
10 pathway connections through the site, and will provide
11 connection to BLM with a public parking area that can
12 serve equestrian users from around the city.
13   Star City Code allows for transitions and
14 calls for transitions between abutting residential
15 lots. These transitions may be accomplished by
16 matching setbacks, a buffer strip, or providing
17 one-half to 1 acre size lots adjacent to rural
18 residential lots.
19   Staff has proposed half-acre lots for
20 perimeter lots adjacent to the existing residential.
21 Willowbrook is agreeable to staff's proposal. But in
22 the southwest portion of the site, we do request to add
23 a landscape buffer as the transition consistent with
24 code. You can see that highlighted there in the box in
25 the lower left.

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1   This area is very central to the golf
2 course core, near neighborhood commercial and the main
3 entrance at Can-Ada, making this a great place for
4 walkability.
5   Also, these particular lots border larger
6 lots in the Monument Ridge Development where homes are
7 set back approximately 40, 50, and 70 feet.
8   The intent with the development design is
9 to concentrate smaller lots central to the development
10 along the golf course. This helps contribute to
11 housing diversity and supply in the city of Star, while
12 also preserving some of the larger areas for the usable
13 golf course and the natural open-space trails for
14 public recreation.
15   The R-2 zoning with a 1.5 units per acre
16 density cap is an appropriate transition from City
17 adjacent and nearby zoning. R-2 zoning is consistent
18 with recent developments approved in the City of Star,
19 including Oliver Estates at R-3 with a PUD at 2.34
20 dwelling units, the final plat for River Park Estates
21 subdivision zoned R-2 at two dwelling units, and Medici
22 Hills at R-2 with 1.52 dwelling units.
23   Nearby subdivisions are also at densities
24 over two units per acre, including Cresta Del Sol,
25 Kendall Estates, Trident Ridge, and Collina Vista.

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1   Willowbrook is aligned with the goals of
2 the Star Comprehensive Plan, as well as the plan's
3 implementation policies. This mixed-use community will
4 help fulfill Star's goals to enhance and develop the
5 economy with a world-class golf course that has
6 secondary economic benefits for other Star businesses,
7 as well as providing walkable, commercial uses.
8   The golf course will diversify the economy
9 and the protection of visual open space at the golf
10 course and the additional natural open-space areas
11 within the development will enhance the city's natural
12 resources, providing a climate where businesses can
13 thrive, consistent with your plan's goals.
14   The Willowbrook concept plan facilitates a
15 walkable community with commercial space concentrated
16 near residential and surrounding a large community
17 amenity available for public use and enjoyment.
18   Consistent with your plan, Willowbrook's
19 residences will be proposed in a variety of size,
20 targeting different kinds of folks with patio homes
21 near the golf course, likely for empty nesters, all the
22 way up to traditional, single-family detached homes at
23 the periphery.
24   The golf course's use of treated wastewater
25 for irrigation will support groundwater conservation,

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1 which is directly aligned with the plan's goals and
2 will benefit Star residents.
3   There's been a great deal of public
4 engagement, including multiple public meetings, work
5 sessions with the Council to discuss opportunities to
6 address the project and area growth concerns with local
7 highway districts, the school, other service providers.
8   Information about Willowbrook has also been
9 on the City's website, and the Willowbrook team has
10 conducted multiple neighborhood meetings. Some of the
11 main concerns from those meetings are in regard to
12 traffic, sewer and water, comments that we will address
13 in further detail.
14   Beginning with traffic, a traffic study was
15 conducted for the development in the fall of 2022.
16 With the elimination of the Canyon County property, the
17 study scope included an 18-hole golf course with
18 clubhouse uses, and at that time also considered 330
19 residential units in Phase 1 with townhomes with a 2030
20 build-out, but also studied the full project through
21 the build-out of 2045.
22   That Phase 1 scope has narrowed as we're
23 not asking for the 330 residential uses at this time.
24 In fact, Phase 1, as I've described and is explained in
25 the application materials, will only include the golf

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1 course and initial public infrastructure uses.
2   The TIS also did evaluate the golf course
3 only use, as requested by transportation agencies. The
4 number of trips generated for the golf course is 526
5 daily trips. At that threshold it would not trigger a
6 traffic study in and of itself. And of course, the TIS
7 did evaluate the full build-out.
8   For context, Willowbrook is part of a
9 growing Star community, as you and everyone in this
10 room well knows. Even without the addition of this
11 development, there will be a need for more road
12 capacity in the coming years, as evidenced by COMPASS
13 modeling, the TIS, the Star Comprehensive Plan, all of
14 which have identified a number of improvements.
15   Many road improvements are actually planned
16 and funded already in ACHD's and Canyon County Highway
17 District's capital improvement plans.
18   Willowbrook will be working with the
19 transportation agencies to build new road connections
20 and improvements to alleviate congestion. Project
21 plans to construct Aerie Way between Deep Canyon Drive
22 and Highway 16 to provide alternate highway access to
23 Deep Canyon.
24   I think I skipped a slide. No. Okay. Let
25 me -- I want to show you a map when I go through that.

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1 So let me skip to comments that we received from the
2 transportation agencies.
3   These are some general comments that are
4 summarized here. All of them want us to do the updated
5 traffic studies, as was noted. ACHD commented that
6 it's important to keep local roads under their planning
7 thresholds, which is 2,000 average daily trips. ITD
8 has improvements that they want to see when Aerie Way
9 is connected up to Highway 16 that I'll show you on a
10 map.
11   And once that is -- Aerie Way is
12 constructed, they have improvements that they want to
13 see around that interchange that's within ITD's
14 jurisdiction. They want us to coordinate with Spring
15 Valley at that intersection since they also have
16 requirements there.
17   Canyon County comments were focused on
18 Can-Ada and Purple Sage Roads, and also proportional
19 funding to these intersection improvements. All of
20 this has been incorporated into Shawn's memo where he
21 summarized the conditions and incorporated those into
22 conditions of approval. So those have all been added
23 to conditions, proposed conditions for you to approve
24 the Development Agreement. And we're in support of
25 that.

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1   Here we go. Now we could see the map here.
2 So we'll be working with transportation agencies on
3 these road extensions and improvements in particular.
4 You can see that future Aerie Way at the top connecting
5 up to the Highway 16.
6   We will -- we have already begun
7 discussions with BLM. We will need to get permission
8 from BLM in the form of a right-of-way, which is a
9 lengthy process, that we've begun that process with
10 them with an informal meeting. We'll file a formal
11 application once we have approval from the City.
12   The project also plans to extend Wing Road
13 up to Lanktree Gulch to serve the project with another
14 north-south connection into the development.
15   And other mitigations identified in the TIS
16 that are significant include improvements to Can-Ada
17 Road, improvements to intersections along Can-Ada and
18 along Beacon Light and Floating Feather.
19   There's a lengthy list. These are
20 contributed by existing conditions, background
21 conditions, and the project. And as you know, the TIS
22 breaks out each one of those, and everybody has a share
23 of that. Each of those items will be evaluated in
24 these future traffic impact studies as we come forward
25 with preliminary plat so that no residential can go

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1 forward until those specific mitigations by phase have
2 been identified.
3   Turning to sewer. The Star Sewer and Water
4 District will be the water and sewer agency serving the
5 development. Willowbrook will be constructing and
6 dedicating a new lift station and pressure sewer line
7 to allow treated sewer water from the City to be used
8 for land application.
9   Willowbrook will be extending the sewer
10 system up to the project and through the project and
11 will stub to adjacent properties so that they can
12 connect in the future if they so desire.
13   A large amount of treated wastewater will
14 be pumped back up to the golf course, as I mentioned,
15 for land application, as well as irrigation of common
16 areas.
17   If that wastewater were not land-applied in
18 Willowbrook, it would need to be cooled to an
19 appropriate temperature and discharged to the river.
20 That cooling process takes a great deal of energy. The
21 water does not wind up in the aquifer where it came
22 from.
23   Here instead, because the treated
24 wastewater will be used at Willowbrook, it does wind up
25 in the aquifer. So not only will this wastewater

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1 recycling program save Star significant money in energy
2 cost it would otherwise take to cool it, the water is
3 put to use and placed back into the area's aquifer,
4 rather than being discharged in the river and going
5 downstream.
6   For water, Star Sewer and Water will be
7 serving the development. As noted in the Star Sewer
8 and Water District comment letter, Willowbrook will be
9 transferring 5 cfs of Willowbrook's water rights to the
10 District as part affidavit of an annexation agreement.
11 This will only add to the surplus of water that the
12 District already has.
13   Additionally, it's important to note that
14 water availability for domestic or temporary irrigation
15 use, pending the kickoff of the recycling program, is
16 not a concern, as evidenced by the District's comments
17 and also the discussion at the work session. And that
18 information, that transcript, is in the record that
19 Star Sewer and Water District has more than enough
20 water to serve the development.
21   The improvements that are being provided by
22 the development will help further Star Sewer and Water
23 District's plans, will also be upsized in various
24 locations to serve the broader community. The
25 developer will be paying for a water tank storage

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1 facility to store 500,000 gallons of water, will be
2 providing new wells to Star Sewer and Water District, a
3 12-inch mainline, booster station, and pressure
4 station.
5   As we've discussed already, Willowbrook
6 will be constructing or contributing funds towards
7 significant road improvements, will also be providing
8 sewer and water improvements that are upsized to serve
9 more than the project.
10   Willowbrook will be extending fiberoptic
11 Internet connection to the area with stubs available to
12 adjacent residential developments.
13   Additionally, this development will include
14 public dedications to Star Fire for a future fire
15 station site, with co-location space for police and
16 EMS. We'll have dedications to Star Sewer and Water
17 for the lift station and water tank, and to West Ada
18 School District for an elementary school site, if
19 that's required by the District.
20   The development will also be paying impact
21 fees and additional mitigation fees to address general
22 jurisdictional increases in cost to pay for public
23 services like police, fire, emergency services,
24 et cetera. You see those here. This was described in
25 the staff report.

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1   These fees are significant. This excerpt
2 taken from the staff report, which is required as part
3 of your code for all developments, if you magnify that
4 by the number of residential lots, we're already at
5 10.5 million, add in some commercial fees, we're at
6 10.6 million.
7   This includes impact fees and mitigation
8 fees. So this is not limited to capital improvements
9 only with the mitigation fees. It helps with the
10 service.
11   Willowbrook meets the annexation approval
12 required under Star City Code. The amendment will
13 comply with provisions of your plan, as we've already
14 walked through. It complies with the regulations and
15 the R-2 zone, meeting all the open-space requirements,
16 providing allowed uses.
17   Residential uses are not materially
18 detrimental to public health, safety, and welfare,
19 neither are -- is a golf course or municipal services.
20 This does not result in an adverse impact on the
21 delivery of services. The development will mitigate
22 impacts with direct improvements, land donations, and
23 payment of impact and mitigation fees, and
24 proportionate share contributions.
25   The annexation is in the best interest of

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1 the City and will help align housing, economic, and
2 walkability goals.
3   We also meet the criteria for CUP. A
4 Development Agreement can be used in lieu of a
5 conditional-use permit. The site is large enough for
6 the use. The uses comply with the Comprehensive Plan.
7 As described, they do not create adverse impacts or
8 noxious uses and are not detrimental to the general
9 public.
10   MAYOR CHADWICK: Okay. Thanks, Ms. Deb.
11 Appreciate that.
12   We'll move on to the public testimony
13 portion of this.
14   DEBORAH NELSON: Mr. Mayor, may I.
15   MAYOR CHADWICK: Oh, I'm sorry. Hang on one
16 second.
17   DEBORAH NELSON: May I ask for an accommodation
18 to at least show you the request, because the public
19 needs to be able to respond to our change in the
20 conditions?
21   COUNCILMAN NIELSEN: Mayor Chadwick.
22   MAYOR CHADWICK: Councilman Nielsen.
23   COUNCILMAN NIELSEN: I do have some questions
24 for the applicant.
25   MAYOR CHADWICK: You're right. I get that.

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1 We're going to -- let us ask some questions, and then
2 we'll have them.
3   DEBORAH NELSON: Okay.
4   MAYOR CHADWICK: So we'll go on to asking you
5 some questions there.
6   DEBORAH NELSON: Thank you.
7   MAYOR CHADWICK: So do you have some questions,
8 Councilman Nielsen, you want to start out with?
9   COUNCILMAN NIELSEN: Thank you.
10   MAYOR CHADWICK: Okay.
11   COUNCILMAN NIELSEN: You mentioned that the
12 irrigation water is anticipated to recharge the
13 aquifer. And we did have the water authorities in, you
14 know, workshop meetings kind of talk to that.
15   I just want to make sure that we're clear
16 on -- on the statement that that recharge will
17 benefit -- I think what you said is it will benefit all
18 users -- all well users in the area. And part of my
19 recollection, and it's been awhile, so that's why I'm
20 asking the question. But part of my recollection is
21 that the aquifers that we draw the water from are
22 hundreds of feet deep, whereas a lot of times the
23 aquifer, the runoff and seepage into the ground hits,
24 there's often layers in there. So the aquifer that may
25 be recharged could be different than the aquifer that

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1 we're drawing from.
2   Could you speak to that, or perhaps
3 Mr. Mitchell could.
4   DEBORAH NELSON: Mr. Mayor, Councilman Nielsen,
5 I'll start it, and then maybe our engineer can jump in
6 if we've got -- or Nate if we've got additions to that.
7   So the primary benefit to the water users
8 that I was describing comes from not needing to use the
9 irrigation rights that are already being used on the
10 property and applicable to the property once we're able
11 to generate the wastewater application onto the
12 property. And so that water will simply stay in the
13 aquifer, so you don't even need to return water to it.
14 We will leave the water in there to begin with. It
15 won't need to be taken out to irrigate the golf course
16 once we're able to use that wastewater recycled reuse.
17 So that's the most important benefit.
18   But then yes, once the treated, class A
19 water can be delivered back to the golf course and used
20 for land application, then that will eventually, yes,
21 seep into the aquifer. The extent of that, I won't
22 pretend to be a hydrogeologist to say how much of that,
23 but that is what's reported by the -- by those that
24 have weighed into this before, including at the work
25 session, that at least, then, it's coming back into the

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1 ground.
2   COUNCILMAN NIELSEN: Thank you.
3   And I think that perhaps answers my
4 question. My primary concern was the tie-in of the
5 benefit to those users up there already. And I did
6 notice in your packet, although I don't believe it was
7 stated, that there won't be a net increase in water
8 draw. In fact, it will be neutral and likely less than
9 what's currently being drawn for irrigation, so --
10   DEBORAH NELSON: That is correct.
11   COUNCILMAN NIELSEN: And then I did have
12 questions, of course, on the materials that are not
13 covered here. And you've got just a few pages to go
14 here.
15   And, Mr. Mayor, I don't know what you had
16 in mind for that, but --
17   MAYOR CHADWICK: I was going to have her take
18 one minute to -- I think you want to talk about the
19 conditions.
20   Is that what you said?
21   DEBORAH NELSON: Mr. Mayor, if that's okay. And
22 I would like to just say for the public's
23 understanding, I've handed to the Mayor and
24 Councilmembers copies of the slides that are on the
25 screen. That's all that's in there. And there is a

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1 condition change that we wanted to ask for the
2 Council's consideration, and we want to be sure that
3 everybody has the opportunity to rebut that when
4 they're coming up.
5   If you would allow me a minute or two to
6 walk through the last two slides, I'd be happy for the
7 opposing counsel, neighborhood association, to have
8 that courtesy as well. It's up to you.
9   MAYOR CHADWICK: Yeah, I'll give you a minute
10 here to talk about that real quick.
11   DEBORAH NELSON: Okay.
12   MAYOR CHADWICK: Yep.
13   DEBORAH NELSON: Just briefly, then, we're just
14 asking for this change to condition No. 2 that was
15 recommended by staff that previously said the
16 restaurant and bar at the clubhouse would have to wait
17 for a conditional-use permit.
18   The code defines golf course to include
19 restaurant and bar. So that restaurant and bar would
20 come in with the clubhouse. That's always been
21 contemplated with the clubhouse uses. So we're asking
22 for clarification that that would be allowed with this
23 Development Agreement in lieu of CUP. Any other
24 restaurant and bar and commercial use would follow with
25 later applications.

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1   And this slide simply showed additional
2 conditions to capture the various commitments that
3 we've made out loud to say that we would like for those
4 things to also -- and support those things also getting
5 included into the Development Agreement as conditions.
6 Those are items that I already said. Just wanted to
7 capture them in one place.
8   Thank you very much.
9   MAYOR CHADWICK: So just with that, on the first
10 one here, you said residential density capped at 1.5
11 units per acre. I would almost prefer to put a cap, a
12 total number of units based on the discussions we're
13 having here. Right now you have 1,094, you know, and
14 have that cap in there. I know it's probably the
15 same --
16   DEBORAH NELSON: Mr. Mayor.
17   MAYOR CHADWICK: -- but it's just -- it's more
18 cleaner, I think, in my opinion, on capping the number
19 of units if that goes that direction.
20   Okay. Any questions of Ms. Deb?
21   COUNCILMAN WHEELOCK: Yes.
22   MAYOR CHADWICK: Councilman Wheelock. You want
23 to pull that microphone to you so everybody can hear
24 you.
25   COUNCILMAN WHEELOCK: So with the water usage

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1 being recycled, what's that time frame look like? Are
2 we talking about being able to recycle the water up
3 there at 2045 at completion of project or at 2026 when
4 this kicks off or whatever?
5   DEBORAH NELSON: Mr. Mayor,
6 Councilmember Wheelock, we expect that to be within a
7 few years. That timing is going to depend on Star
8 Sewer and Water District's needs as well, and the
9 applicant will continue to work with them.
10   But initially when the golf course is
11 constructed, we will go ahead and use the irrigation
12 rights that are available to it. But in -- within --
13 and I don't know if you want to give any more precise
14 timeline. We expect within a year or two that that
15 would be -- okay, within a year or two that that would
16 still -- but as fast as we can get it worked out with
17 Star Sewer and Water District, we want to get that
18 water in use.
19   COUNCILMAN WHEELOCK: Thank you.
20   MAYOR CHADWICK: Any further questions of the
21 applicant at this time?
22   I'm going to ask you a question here real
23 quick.
24   On condition 3 you have suggest -- project
25 will provide an elementary school site preliminary plat

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1 if needed by West Ada School District. I'm going to
2 suggest that we do put that elementary school on site,
3 regardless of what West Ada says at the current date,
4 because they seem to be short-sighted, because your
5 development, in my opinion, when it says that it's
6 going to create 500 elementary school children, we're
7 going to need a school for that.
8   And so I would say that we think about it
9 and talk about this on creating a 10-acre site for an
10 elementary school, which is the minimum size required
11 for West Ada School.
12   DEBORAH NELSON: Mr. Mayor, and understand that
13 may be the City's direction. From our perspective we
14 can't force the District to accept a site.
15   MAYOR CHADWICK: Again --
16   DEBORAH NELSON: And so we just want to make it
17 available if they want it.
18   MAYOR CHADWICK: Yep. Okay. Any further
19 questions of the applicant?
20   COUNCILWOMAN SALMONSEN: Mayor Chadwick.
21   MAYOR CHADWICK: Councilwoman Salmonsen.
22   COUNCILWOMAN SALMONSEN: So regarding the total
23 phasing -- and you probably can't answer this right
24 now, but can you give us just a general idea like the
25 first phase will be the golf course and the municipal

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1 facility. What -- can you kind of lay it out in the
2 future how the rest of it, the building phasing would
3 go.
4   DEBORAH NELSON: Mr. Mayor,
5 Councilmember Salmonsen, in general we expect the golf
6 course to come online around 2026. And then that is
7 the first time that we might come back and start to
8 begin with residential is upon the golf course
9 completion. And so that would be the first phase.
10   Now, we may work on planning and design and
11 entitlements and -- in that period to be working with
12 you on it, but that's our expectation of timeline when
13 the residential may occur.
14   So with the first preliminary plat then,
15 the conditions of approval that have already been
16 proposed by your planning staff, we're required to
17 bring back a phasing plan at that time with the first
18 preliminary plat. And that will be coordinated with
19 updated traffic studies that have to be approved by the
20 transportation agencies so that as each phase rolls
21 out, we can tie the necessary improvements to those
22 phases.
23   At this time I don't think we know what
24 those phases will look like. But we -- but that's part
25 of why we tried to present the entire development so

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1 you can see the maximum amount we'll be asking for. We
2 do expect it to be a lengthy build-out. Just it's a
3 large property. We want to focus on the golf course.
4 We want to focus on quality and roll this out as
5 appropriate.
6   Necessarily there's going to be some things
7 we can't do until road improvements. So it's going
8 to -- it's going to depend on a lot of that analysis.
9 So we've -- we've planned out to 2045. Hopefully the
10 market and improvements don't make it take that long,
11 but it possibly could. So we'll have a better idea of
12 how that may break out between the end of the golf
13 course and that window.
14   Anything else you want to add? Okay.
15   COUNCILWOMAN SALMONSEN: So just to make sure I
16 understand correctly, so you're saying you'd probably
17 be -- if it's approved, you'd bring back a preliminary
18 plat for approval in '26, 2026? Am I understanding
19 correctly, somewhere around there?
20   DEBORAH NELSON: Councilmember Salmonsen, that's
21 right. Yeah, like I said, we could start the
22 entitlement process before then. But that's our
23 planned expectation.
24   MAYOR CHADWICK: I apologize for that. I tried
25 to cover that.

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1   DEBORAH NELSON: That's our expectation of when
2 the golf course would be done. And so our plan is to
3 have the residential come after. We can't bring
4 forward the residential until we go through this
5 additional permitting process either way. But our plan
6 is to time it at the end of the golf course.
7   COUNCILWOMAN SALMONSEN: Okay.
8   MAYOR CHADWICK: Okay. Any further questions of
9 the applicant at this time?
10   COUNCILMAN HERSHEY: Yes, sir.
11   MAYOR CHADWICK: Councilman Hershey.
12   COUNCILMAN HERSHEY: It's more of just a recap.
13 Just for absolute clarity, what you're asking for
14 tonight is the golf course. That's what I'm capturing.
15 Everything else would have to come back as a
16 preliminary plat and a new traffic study.
17   So I do appreciate the fact you showed the
18 entire magnitude over this you're saying 22-year build.
19 And yeah, I can see why people would think that looks
20 scary, yes.
21   So the golf course, all that will be done,
22 then and only then will we look at any type of housing
23 units? You're just trying to set the framework?
24   DEBORAH NELSON: Mr. Mayor,
25 Councilmember Hershey, that's correct.

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1   But I also just want to set it in the right
2 context too. I mean as you know, when we annex, we
3 have to zone.
4   COUNCILMAN HERSHEY: Yes.
5   DEBORAH NELSON: So while we can't build
6 residential, we are asking for residential zoning. And
7 so at this time we are asking for R-2.
8   It also provides the City an opportunity to
9 provide conditions on the larger plan that will govern
10 how we come back with future applications. It doesn't
11 mean you can't add conditions later, because you can,
12 because that's when you'll see a lot of the details.
13 But it also does give that opportunity, a Development
14 Agreement.
15   So we are asking for residential zoning of
16 R-2, and we're asking for an initial approval of the
17 golf course and appropriate public infrastructure uses.
18   Beyond that, we won't be able to continue
19 to build out any other uses, even though they're
20 allowed in the R-2 zone, because we haven't achieved
21 all of the boxes that need to be checked for those.
22   Does that --
23   COUNCILMAN HERSHEY: Thank you for that clarity.
24 I'm just --
25   DEBORAH NELSON: Yeah.

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1 COUNCILMAN HERSHEY: -- making sure it's very
2 clear.
3 DEBORAH NELSON: Yes. Thank you.
4 COUNCILMAN HERSHEY: I'm the slowest one in the
5 Council.
6 MAYOR CHADWICK: Just real quick on the Council,
7 we have like 65 people online. We need to make certain
8 that we're talking into the microphone so they can
9 actually hear us. They can hear everybody else, but
10 you two.
11 UNIDENTIFIED SPEAKER: They heard you cough.
12 MAYOR CHADWICK: They heard me cough. I think
13 the world heard me cough on that one, so okay.
14 COUNCILMAN NIELSEN: Mayor Chadwick.
15 MAYOR CHADWICK: Any further questions?
16 COUNCILMAN NIELSEN: Yes, Mayor Chadwick.
17 MAYOR CHADWICK: Hang on. Councilman Wheelock
18 pinged me first.
19 COUNCILMAN NIELSEN: Yep.
20 MAYOR CHADWICK: Go ahead, Councilman Wheelock.
21 COUNCILMAN WHEELOCK: On your packet here you
22 showed all the beautiful golf courses out in the
23 country, and not one house. I'm sure that people are
24 interested in what that looks like with houses, because
25 the open space that's currently there has no houses.

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1 But that would help in the illustrations, from my point
2 of view.
3 The roadway, Aerie Way, that future
4 Highway 16 connection, would that be constructed before
5 you came in for housing as the traffic study asked for,
6 or would that be after the golf course?
7 DEBORAH NELSON: Mr. Mayor,
8 Councilmember Wheelock, so it would be after we
9 commence on this initial use with the golf course. It
10 would not be before the golf course. It would be part
11 of the updated traffic study plan to see what, if
12 any -- you know, what's the level of uses that can
13 proceed before that is completed or in what timing --
14 you know, how it correlates to that improvement.
15 ACHD has included a specific condition in
16 their comments about -- that that road will need to be
17 completed before they will allow additional trips to go
18 onto Deep Canyon that could exceed that 2,000 ADT, that
19 local planning threshold.
20 And so I'm sure they're going to continue
21 to look at that very closely when they look at a
22 specific proposal that they're commenting on.
23 COUNCILMAN WHEELOCK: Does the BLM have a time
24 frame that it takes to have that go through their
25 system for an approval? And do you know that?

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1 DEBORAH NELSON: Mr. Mayor,
2 Councilmember Wheelock, yes, we did visit with BLM
3 about that.
4 It's a lengthy answer, and it's a lengthy
5 process. And the length of the process depends on the
6 status of slickspot peppergrass surveys and where you
7 might find it. And if you find it, then it extends the
8 process.
9 So it does involve a very careful
10 environmental review, and depending on what you find in
11 initial surveys or what initial surveys have been done
12 in the area where the road will go through, it could be
13 a longer process than a shorter process.
14 And so I think the minimum time frame is
15 about a year. And it could be much longer. It could
16 be a multiyear process. And so that's something that
17 will commence immediately upon having City approvals.
18 It's -- it's just a very involved process. It doesn't
19 make sense if we don't have approval to annex into the
20 City or a decision on the development.
21 COUNCILMAN WHEELOCK: Thank you.
22 MAYOR CHADWICK: Okay. Councilman Nielsen.
23 COUNCILMAN NIELSEN: Thank you.
24 Mayor Chadwick, I think this is perhaps a
25 clarifying question for you regarding the lot for a

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1 potential elementary school. I know that near Star
2 Middle School there's already a potential elementary
3 school lot.
4 Do you know, is this -- is what is in your
5 mind in addition to that, or is that -- and we also
6 have one, I think, next to Roselands; right?
7 MAYOR CHADWICK: Yeah, this would be in
8 addition, another site for up in that area.
9 COUNCILMAN NIELSEN: Okay. Thank you.
10 MAYOR CHADWICK: Yep.
11 Any further questions of the applicant at
12 this time?
13 COUNCILWOMAN SALMONSEN: Mayor Chadwick.
14 MAYOR CHADWICK: Councilwoman Salmonsen.
15 COUNCILWOMAN SALMONSEN: I actually have a
16 question for Mr. Mitchell, if that's okay.
17 MAYOR CHADWICK: Yep. Absolutely.
18 COUNCILWOMAN SALMONSEN: So one of the findings
19 that we have to make is that the annexation is in the
20 best interest of the City.
21 And so as a resident, I would like to hear
22 from you why you think that this project is in the best
23 interest of the City for the current residents.
24 NATE MITCHELL: You bet. Nate Mitchell, again
25 1470 North Rook Way.

1 I think Deb's presentation outlined our
2 thoughts on why this is a positive thing for the City.
3 As a resident, I think the additional economic
4 development that the golf course will bring is positive
5 for not just the golf course but the rest of the
6 businesses in Star. It adds to our commercial tax
7 base.
8 And I think frankly the -- I don't know if
9 anybody's noticed, but people want to move to Star. A
10 lot of people want to move to Star. I think we can
11 provide an unparalleled housing product that hasn't
12 been offered in the Valley with the amenity of the golf
13 course that provides for an active adult lifestyle, a
14 lot of the -- a lot of the demographic that's moving
15 here is empty nester baby-boomers, and this is a
16 product that we think fits that very well.
17 MAYOR CHADWICK: Okay.
18 COUNCILWOMAN SALMONSEN: Thank you. I
19 appreciate your answer.
20 MAYOR CHADWICK: Any further comment of the
21 applicant at this time?
22 Okay. With that said --
23 DEBORAH NELSON: Thank you.
24 MAYOR CHADWICK: -- thank you, Ms. Deb.
25 And we're going to use this as -- before we

1 get into public testimony, as a natural break to take a
2 facilities break. So we're going to recess at 8:03 and
3 come back at 8:08. Okay?
4 (Recess. Video file silent from 1:00:40 to
5 1:05:37.)
6 MAYOR CHADWICK: Okay. There we go. Let's get
7 everybody seated, please. He's coming. All right. We
8 got -- yeah, we got the quorum of the Council here.
9 Councilman Hershey will be back up here in just a
10 second.
11 Just a reminder, folks, when we come up to
12 testify, I need you to please state your name and
13 address for the record. We have three minutes each to
14 testify tonight. We do -- I think it's behind me
15 still; right? The clock is up behind me. And
16 Mr. Shawn right here will control that.
17 I'm going to call several people up to get
18 set up here in the bullpen area so we can move on with
19 the process. And we talked -- said those that are in
20 favor will speak first.
21 UNIDENTIFIED SPEAKER: It's like 33
22 [unintelligible].
23 MAYOR CHADWICK: And is that -- that's not right
24 now, though, I don't think; right?
25 UNIDENTIFIED SPEAKER: [Unintelligible.]

1 MAYOR CHADWICK: Okay. So we're going to call
2 in the in-favor side of this to start out.
3 Chad Kinkela, if I said that right, if you
4 could come up and state your name and address -- I'm
5 sorry. It's 8:09 that we're starting the public
6 hearing back up. Sorry about that.
7 Mr. Chad, are you here? Chad?
8 UNIDENTIFIED SPEAKER: Moving on.
9 MAYOR CHADWICK: We'll move on here in a sec.
10 Chad Kinkela?
11 UNIDENTIFIED SPEAKER: [Unintelligible.]
12 MAYOR CHADWICK: Oh, that's your engineer?
13 UNIDENTIFIED SPEAKER: He's our engineer.
14 MAYOR CHADWICK: Oh, okay. All right. Then we
15 don't need to -- then we're good there.
16 We'll move on to the public testimony for
17 those that are against. We'll start out, we have Nancy
18 Collins that's going to start. We have Todd Collins in
19 the hole, and Layne Galbraith and Sabrina Newberry. So
20 please come sit up here at the front for us, and we're
21 all ready to go.
22 Okay. So hang on one second. We got a
23 PowerPoint.
24 UNIDENTIFIED SPEAKER: All right. All right.
25 UNIDENTIFIED SPEAKER: Thank you.

1 MAYOR CHADWICK: You ready, Shawn?
2 NANCY COLLINS: I'm not.
3 MAYOR CHADWICK: You're not? Is your -- is your
4 little clicker working?
5 NANCY COLLINS: I don't need that right now.
6 MAYOR CHADWICK: You don't need that right now.
7 Okay. Okay. So please state your name and address,
8 please, for the record.
9 NANCY COLLINS: Okay. Good evening, Mayor and
10 City Councilmembers. My name is Nancy Collins, 4718
11 North Echo Summit Way, Star, Idaho.
12 MAYOR CHADWICK: Okay.
13 NANCY COLLINS: Ready?
14 I'd like to present the Willowbrook Golf
15 Course Annexation and Rezone Petition. As of Monday
16 morning at nine o'clock, we have received over 800
17 signatures. Tonight we accumulated another hundred.
18 And I just want to read the petition to you so you know
19 what you have.
20 We are opposed to the annexation of this
21 development for some or all of the following reasons:
22 Incomplete, inaccurate application; improper use of
23 site amenities; unresolved, unfunded mitigation
24 measures for Star Road, Can-Ada Road, Wing Road, Beacon
25 Light Road, Floating Feather, New Hope; increase in

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1 traffic, parking issues, and demand on roads; trisects
2 the BLM, making it unusable; Star Transportation and
3 Pathway Committee proposes two new roads through the
4 BLM; decrease in road safety for children with only two
5 exits for 1409 dwellings and changing the
6 classification of Lanktree Gulch Road, Deep Canyon
7 Road, Purple Sage, and Can-Ada due to increased number
8 of trips. This will decrease safety. Overcrowding at
9 nearby schools; lack of police coverage; increased
10 burdened on understaffed police and fire departments;
11 increase in density; incompatibility, all surrounding
12 neighborhoods are rural, residential, single-family,
13 detached homes on 1 acre to 10-acre lots. This project
14 creates density up to 10.5 homes per acre that are
15 unlike the existing lots in Hillsdale and Monument
16 Ridge.
17   Noncompliance with the Comprehensive Plan,
18 special transition overlay zone. Cumulative impact of
19 already approved projects is having a harmful effect
20 upon the desirable, open, and rural characteristics of
21 Star.
22   Undetermined --
23   MAYOR CHADWICK: So, guys, here, no speaking
24 out. I'm telling you we're going to let you -- have
25 you leave. We're going to keep it civil. No speaking

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1 out. Only the person up here gets to speak, please.
2 Thank you.
3   UNIDENTIFIED SPEAKER: [Unintelligible.]
4   NANCY COLLINS: Undetermined designation
5 approval of additional roads acquired by -- or required
6 by ACHD, ITD. Commercial development. Proposed
7 commercial development in the foothills not a part of
8 Star Comprehensive Plan.
9   For these reasons we ask the City Council
10 to honor their process and ensure full due diligence is
11 complete.
12   In addition, we ask that the Council review
13 the conceptual plan and ask that the applicant revise
14 their plan to conform with the Star Comprehensive Plan,
15 one that will ensure this project will add to the
16 prosperity and be a benefit to the City of Star.
17   Therefore we request that the City of Star
18 cancel, deny this application for Willowbrook Golf
19 Community until it has been revised with lower density
20 to accommodate road capacity and follow the
21 Comprehensive Plan and until a complete application has
22 been submitted and reviewed.
23   That's all I have.
24   MAYOR CHADWICK: All right.
25   NANCY COLLINS: Thank you.

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1   MAYOR CHADWICK: Thank you. Nice job. Got that
2 in three minutes.
3   So real quick, did the applicant get a copy
4 of this? Did you get a copy?
5   Okay. Very good.
6   So then we have Mr. Todd Collins, you're
7 on.
8   We got Ms. Rachel -- or Rochelle Henson,
9 please come on down. Okay, Todd.
10   TODD COLLINS: Good evening, Mayor and
11 Councilmembers.
12   MAYOR CHADWICK: State your name and address.
13   TODD COLLINS: This is Todd Collins, 4718 North
14 Echo Summit Way, Star, Idaho.
15   This should be a piece of cake; right?
16 Applicant is just wanting a zoning of R-2 DA for his
17 entire property.
18   Okay. So R-2 works with the Comp Plan, or
19 at least with the Comp Plan that the staff says we have
20 to use. Oh, but then the applicant wants to put in a
21 golf course. That would typically require a
22 conditional-use permit. And then he wants or needs to
23 have a sewer treatment facility on the property.
24 Another CUP.
25   And on top of that, 110,000 square foot of

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1 commercial space. There must be some amazing details
2 within the application, the narrative, and the concept
3 plan to request such an ask of the City Council, such
4 detail that the Council could feel confident that they
5 could just blanketly approve the entire conceptual plan
6 under an R-2 zone.
7   Unfortunately, the details are not there.
8 From the very start of this application, the details
9 were lacking and uncertain. In the application it
10 mentions the development will be adjacent to other
11 developments.
12   They failed to mention that this will be a
13 major infill project wherein their urban, commercial
14 development will be intertwined with an established
15 rural development. They don't mention that they will
16 be needing to use the narrow, unimproved rural roads
17 within the existing development to access their
18 development.
19   Willowbrook did take the time to put
20 together a concept plan, but didn't bother to show any
21 details, such as paved pathways for pedestrians and
22 bike riders, amenities in appropriate places,
23 accommodation for transition overlay zones, no
24 transition between commercial and rural lots, no house
25 clustering.

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1   In fact, if you ignore the pretty fairways
2 and greens, you see that there is a solid wall of
3 houses across the entire 2 mile length of their
4 development. No accommodation for the wildlife that
5 live and migrate through the area. Not just the fox
6 and turkeys mentioned in the application, but also
7 deer, badger, pheasant, raccoon, mountain lion, rabbit,
8 and others.
9   No elevations of the clubhouse or
10 maintenance facility. No elevations of what they
11 envision for the 110,000 square feet of commercial
12 space. They want you to approve on the conceptual map
13 under this R-2 DA zoning request.
14   The elevations they do show are just a
15 bunch of random home styles that anyone could pull off
16 the Internet. No access to the BLM. No indication
17 they respect the existing neighbors in regard to the
18 placement of the golf range and maintenance facility in
19 regards to the impact this development will have on the
20 rural, residential, unimproved local roads.
21   There is sufficient detail already for you
22 to know that this project cannot possibly be built as
23 proposed without getting more clarification. So do not
24 move this forward for expedience sake.
25   The staff report gives all the details for

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1 handling the various requests under this application
2 for CUP and PUD processes. I think they put them in
3 there for a reason.
4   Follow the processes so that you can be
5 certain, so that the applicant can be certain, so that
6 we can be certain, and trust the process.
7   MAYOR CHADWICK: Okay. Thank you, Mr. Collins.
8   On to -- let's see. Let's see. Richard,
9 Mr. Moore, you're on. You're not up yet, but you're in
10 the hole down here.
11   Mr. Layne Galbraith.
12   JOSEPH GALBRAITH: Mr. Mayor and Councilmembers,
13 we appreciate the opportunity to speak with you
14 tonight.
15   Star leadership --
16   MAYOR CHADWICK: So real quick, state your name
17 and address, please, for the record.
18   JOSEPH GALBRAITH: My name is Joseph Galbraith.
19 I live at 9758 West Lanktree Gulch Road in Hillsdale
20 Estates.
21   Star leadership is in the wonderful
22 position of being able to plan a city that provides for
23 a variety of lifestyles, to create a community that
24 meets the varying needs and desires of its citizens
25 from low-density country homes to medium and higher

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1 density homes.
2   It is possible now to create a well-planned
3 city that is beautiful and functional. Hillsdale
4 Estates and the neighboring Monument Ridge were
5 originally conceived and developed over the last 25
6 years in seven phases by Dick Phillips, a primary owner
7 and developer of Willowbrook.
8   Is there a slide two anywhere?
9   It was originally conceived to offer a
10 low-density, country living option that hundreds of
11 residents have now invested in. When it was conceived,
12 the appropriate housing density for this area was 1 to
13 3 acres per house, with larger lots up to 5 acres in
14 Purple Sage, and 10 acres in Monument Ridge.
15   It offered opportunities for raising and
16 caring for animals, bordered by farmland and public
17 recreation areas.
18   Slide three, if you can.
19   Amenities that were promoted included a
20 network of pathways and trails upon and wetlands, park
21 and picnic area, an equestrian center, and acres of
22 open space. Willowbrook's current proposal is a
23 radical departure from the initial plan.
24   Today the current Willowbrook proposal
25 wants to fill the open spaces with much denser housing.

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1 The whole area will be transformed away from a country
2 lifestyle that includes -- that hundreds of people have
3 invested in. There are currently 315 homes in
4 Hillsdale and 29 in Monument Ridge.
5   This proposal includes over a thousand new
6 houses, a golf course, a shopping center, and a sewage
7 plant, just for starters. The plan doesn't just intend
8 to build higher density homes next to the current
9 neighborhoods, but insert them throughout the current
10 neighborhoods.
11   We support Willowbrook developing their
12 land. The original design for this area was rural.
13 The next building phase should support that. A rural,
14 country appearance, with one residence on a minimum of
15 1 acre will accomplish that.
16   We request that this proposal and the
17 annexation be denied and a minimum 1 acre lot size be
18 set for the new development, consistent with the
19 existing neighborhood that Willowbrook initially
20 designed, instead of R-2 that turns into a much higher
21 visual density when implemented and clustered.
22   The next speakers will explain further why
23 this proposal should be declined in its present format.
24 We hope that you'll give some thought to modifying this
25 extreme proposal.

1 Thank you.

2 MAYOR CHADWICK: Okay. Thank you.

3 Ms. Sabrina Newberry, Ms. Colleen Moore,

4 you're down here in the bullpen.

5 So state your name and address, please, for

6 the record.

7 SABRINA NEWBERRY: Good evening. I'm Sabrina

8 Newberry. I'm at 9909 West Lanktree Gulch Road.

9 The City of Star Comprehensive Plan calls

10 for this area to be rural, and we request that the

11 Willowbrook proposal align with this adopted Comp Plan

12 and Uniform Development Code.

13 We realize the staff report reviews the

14 application per the obsolete 2020 Comp Plan and

15 Development Code. We disagree with this approach.

16 The current Comprehensive Plan was adopted

17 in June of 2022 and provides the overall framework for

18 the City and future development. It is a good plan and

19 it needs to be followed.

20 However, in reviewing both documents, a lot

21 of the text remains the same. The allowed land use

22 density is less stringent in the old Comp Plan. The

23 Comprehensive Plan identifies the area of Willowbrook's

24 proposal as low density -- low-density residential, max

25 one unit per acre.

1 The corresponding municipal code zoning

2 designations for this land use are RR or R-1, not R-2.

3 We understand R-2 is allowed under the old Comp Plan,

4 but believe RR or R-1 zoning is more compatible with

5 the existing, developed rural area.

6 There are commercial sites proposed within

7 the development, but only R-2 zoning proposed.

8 Commercial is not allowed in residential zoning. Staff

9 says a PUD may be submitted later, but zoning and

10 annexation is being proposed now.

11 How can the zoning and annexation be

12 approved if the PUD standards are not provided to fully

13 review the proposed uses. At this point there's just a

14 proposal for commercial sites in R zoning, which is not

15 allowed.

16 Golf course requires a CUP in residential

17 zone districts. The applicant is asking for approval

18 as part of the DA, but no details have been provided on

19 the proposed use associated with a CUP application.

20 In the Comprehensive Plan there are three

21 objectives in the land-use chapter that speak directly

22 to the proposed Willowbrook Development and the

23 existing neighborhoods of Hillsdale Estates and

24 Monument Ridge.

25 As highlighted in this slide, the

1 objectives state "to manage urban sprawl; protect,

2 retain, and encourage rural areas; and encourage land

3 uses that are in harmony with surrounding land uses."

4 The Comprehensive Plan does a decent job of

5 providing denser land uses at the city center and

6 calling for less dense development as you reach the

7 city edge with -- to blend with the county development.

8 This is good standard planning practice.

9 However, the proposal includes 1,094

10 residential lots, a golf course, 110,000 square feet of

11 commercial and various civic uses that are not in

12 harmony with the existing land uses.

13 As designed, this is a very dense

14 development with a lot of very small lots and a

15 complete departure from what is already built in the

16 area and the objectives laid out in the Comp Plan.

17 Thank you.

18 MAYOR CHADWICK: Okay. Ms. Rochelle Henson.

19 And then we have Benjamin Shields in the hole.

20 ROCHELLE HENSON: Good evening, Mayor and

21 Members of the Council. My name is Rochelle Henson. I

22 reside at 5233 North High Prairie Place in Star.

23 As you can see in this slide, which is from

24 the staff report, Willowbrook is being proposed within

25 the Hillsdale and Monument Ridge neighborhoods, not

1 adjacent to it. Therefore, we believe the project

2 should be built at the same density and with similar

3 lot sizes and design features to blend with the

4 existing neighborhoods that it is being built within.

5 However, we also know that this is part of

6 a special transition overlay area. Development

7 adjacent to this area is to provide for an appropriate

8 transition between existing and new homesites.

9 The exhibit in this slide is showing the

10 lots adjacent to existing lots highlighted in red. The

11 staff report says the highlighted lots should be a

12 minimum of one-half an acre in size. The 2020 code

13 says transition area lots are to be one-half acre to 1

14 acre in size. The recommendation in the staff report

15 is for one-half acre minimum.

16 The surrounding lots are 1 to 10 acres in

17 size, so the transitional lots should be more closely

18 aligned with the sizes of the existing lots, and should

19 be a minimum 1 acre in size.

20 Next slide.

21 We have highlighted some relevant sections

22 of the Comp Plan related to residential development.

23 Low densities are supposed to be built in the hillside

24 areas and adjacent to larger lots that will not

25 subdivide in the future, such as of the existing

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1 neighborhood.
2   There needs to be an adequate transition
3 from the existing, rural, residential development to
4 the suburban development that's being proposed. The
5 housing objective states that existing, rural,
6 residential housing developments need to be preserved
7 and maintained. This area is one of the only rural,
8 residential developments in Star.
9   Allowing this proposed development with its
10 current design and density will take away the
11 opportunity to preserve the rural feel at the city's
12 edge adjacent to the county development and the BLM
13 land.
14   Next slide.
15   The proposal by the developer for a DA that
16 uses the entire site acreage to blend and average out
17 densities would allow for much smaller lot sizes, with
18 the majority of the proposed lots smaller than 9,000
19 square feet, and some as small as 3800 square feet.
20 This is much smaller and does not comply with the
21 existing lots in the area.
22   The picture above on the left shows a
23 typical lot developed in the area, and the photo on the
24 right is a sample of the housing types Willowbrook is
25 proposing. Clearly this lot type does not fit in with

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1 the existing neighborhood, the vision of the
2 Comprehensive Plan, or the Development Code standards
3 for RR, R-1, or R-2.
4   We would like the City to require
5 Willowbrook to provide the necessary application
6 materials previously mentioned for a conditional-use
7 permit and PUD, as well as require them to follow the
8 adopted Comprehensive Plan and Development Code and
9 develop this area compatible with the existing, rural
10 development that has been there for the last 20 years.
11   Thank you.
12   MAYOR CHADWICK: Okay. Thank you. Thank you.
13   Mr. Richard Moore and Ms. Cherie Shields.
14   RICHARD MOORE: Mayor Chadwick, Council, thank
15 you for your time. Richard Moore, professional
16 engineer with a master's in civil engineering from
17 Brigham Young University.
18   MAYOR CHADWICK: I need your address.
19   RICHARD MOORE: 25385 Desert Spring Circle.
20   Pardon?
21   MAYOR CHADWICK: I need your address. Address
22 first.
23   RICHARD MOORE: 25385 Desert Spring Circle,
24 Star, Idaho.
25   MAYOR CHADWICK: Okay. Thank you.

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1   RICHARD MOORE: Willowbrook has resisted doing a
2 traffic-impact study ever since this development was
3 first proposed. The City Council required them to do a
4 development -- to do a traffic-impact study prior to
5 Development Agreement approval. Thank you. That was a
6 very good decision.
7   Now that the traffic study is complete, it
8 is apparent why Willowbrook did not want to do one. It
9 shows this project is unfeasible as proposed. I have
10 read the traffic study and only understood enough to
11 get scared.
12   Consequently, I arranged a meeting with
13 Mindy Wallace from ACHD. She provided clarity, and I
14 realized my fears were founded. Adding over 1,000
15 homes to this area generates over 12,000 trips per day,
16 per the traffic study.
17   Next slide, please.
18   This area is constrained by rural roads,
19 which only permit 2,000 trips per day. The current
20 traffic on these roads is about 1200 trips per day, not
21 leaving much room for increased traffic.
22   Willowbrook's solution, as first suggested
23 in the first traffic study, was to widen Deep Canyon
24 and Lanktree Gulch to five lanes.
25   Next slide.

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1   This is a small section of Deep Canyon
2 Drive to indicate how much private property would need
3 to be given up by the homeowners in order to develop a
4 road size to handle the traffic Willowbrook will
5 generate. This clearly shows the infeasibility of this
6 project.
7   Having been told by ACHD that expanding
8 these roads was not possible, Willowbrook did withdraw
9 this request for the expansion of these roads without
10 providing an alternative for the increased traffic,
11 other than changing -- requesting a change of the
12 designation of the road to collector.
13   Now, you don't need a degree in engineering
14 to know that simply changing the designation of the
15 road is not going to allow you to fit five lanes of
16 traffic in two lanes.
17   Next slide.
18   The impacts are not limited to areas
19 immediately around the development, but extend as far
20 south as State Street, as far east as Highway 16, and
21 as far west as Blessinger, and even beyond.
22   Here are a few of the roads impacted by
23 Willowbrook. The mitigation of these roads is not
24 funded, not planned, and in some cases not even
25 possible because of issues with right-of-way.

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1   Next slide.
2   Here are 25 more roads requiring
3 significant mitigation to accommodate the proposed
4 development, many with the same issues as the previous
5 slide. This list is by no means complete. For
6 example, High Country Way will need mitigation if Wing
7 Road is installed, because it will become a throughway
8 to Deep Canyon.
9   Next slide.
10   Sorry. My time's up.
11   MAYOR CHADWICK: Yeah. Thank you, sir.
12 Appreciate it.
13   We got Ms. Colleen Moore and Ms. Ana Deane
14 Galbraith will be in the hole up here.
15   COLLEEN MOORE: Mayor, Councilmen, thank you
16 very much. My name is Colleen Moore. I live at
17 25385 Desert Spring Circle, Star, Idaho.
18   Follow-up from Mr. Moore, the roads
19 surrounding the Willowbrook Development as currently
20 proposed do not and cannot support the additional
21 traffic this development will generate. There's no
22 viable solutions to override this reality. A cap on
23 the number of additional homes created by this
24 development consistent with existing road capacity must
25 be established.

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1   The Council has consistently sought facts
2 and expert testimony prior to making decisions. The
3 hard facts from the transportation study and expert
4 testimony from ACHD demonstrate this development, as
5 proposed, is inappropriate for this area.
6   Additionally, I have been learning a lot
7 about sheep lately. The daughter of a sheep farmer,
8 Jane Mallen, tells of the year a huge storm hit right
9 after they had sheared their sheep in Wyoming. They
10 lost 1,000 ewes that year, among them mothers of 350
11 lambs. Despite valiant efforts to feed the orphaned
12 lambs that summer, 60 percent of them died.
13   Now, Ms. Mallen's father had no control
14 over the weather. When he sheared his sheep, he had no
15 forecast even suggesting there was a violent storm
16 coming, so he went ahead, sheared the sheep, and buried
17 many carcasses over the next six months.
18   The Star City Council has no control over
19 roads and infrastructure. That is the jurisdiction of
20 ACHD and ITD. However, the traffic study that Council
21 has wisely requested is, in effect, a forecast of an
22 impending, violent storm of cars and traffic congestion
23 which will occur if 1,094 new homes are added to the
24 existing roads.
25   Trying to suggest that rerouting traffic

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1 through Aerie Road will take care of all potential
2 congestion due to the demand of the 12,000 additional
3 road trips per day resulting from the new development
4 is much like believing that if you push hungry lambs to
5 a trough filled with milk they will willingly go there
6 and drink their fill. Not practical. Not realistic.
7 Ultimately, it will prove completely unsuccessful.
8   I urge the City Council to study and heed
9 the warnings evident from the traffic study. The roads
10 are in place. Please cap the number of additional new
11 homes such that the roads can reasonably accommodate
12 the additional traffic.
13   Thank you very much.
14   MAYOR CHADWICK: Thank you.
15   All right. Mr. Benjamin Shields is up.
16 Ms. Lisa -- is it Priapi? All right. Thank you.
17   BEN SHIELDS: Mr. Mayor, Councilmembers, my name
18 is Ben Shields. I live at 9947 West Lanktree Gulch
19 Road in Star, Idaho.
20   After attending multiple meetings, we have
21 heard numerous times that what is presented must be
22 fact, not emotion or opinion. We ask that the standard
23 be held with the applicant to ensure that the City can
24 make a sound vote that guarantees the protection and
25 advancement of the City of Star. I will review some of

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1 the opinions that Willowbrook's application and
2 Development Agreements state.
3   Next slide.
4   Willowbrook states housing will be
5 compatible with surrounding areas. The Hillsdale and
6 Monument Ridge homes on the left, versus the townhomes
7 and small homes on the right. As stated before, in
8 design, size, and density, they are not similar.
9   Next slide.
10   They state the golf course will be the
11 focal point. Not sure how you can -- not sure how that
12 is when you cannot see it through the wall of
13 townhomes.
14   Also states compatible with surrounding
15 uses and existing, intended character of the vicinity.
16   Next slide.
17   Stating a driving range, commercial and
18 clubhouses is in alignment with the intended character,
19 which is rural homes and raising animals, is opinion.
20   As you can see the arrow, this
21 undetermined, neighborhood commercial space lacks any
22 addition -- lacks any details to the intended use.
23 There needs to be clarification to understand the full
24 impact of these facilities. TIS does not factor in
25 commercial traffic.

1 Next slide.

2 This small space is going to house a

3 multimillion dollar water filtration system,

4 generators, fire stations, police station, and EMS

5 services. How is all that going to fit in that tiny,

6 little space?

7 Intended -- included in the open space and

8 amenities is multiple commercial items. They state

9 these commercial amenities will not constitute nuance

10 activities. That is an opinion. Nuisance activities.

11 Excuse me. That is an opinion. Having a driving range

12 and clubhouse so close to your home is the perspective

13 of the homeowner and the animals.

14 Idaho code requires analysis of provision

15 to ensure that land use does not violate property --

16 private property rights, values, or unnecessary

17 technical limitations. The -- the developer builds and

18 leaves and the homeowner remains.

19 And just I was thinking, kind of going off

20 script here, we're talking about a commercial -- or a

21 championship golf course. I haven't once heard if the

22 PGA Tour decides to come to this area with thousands of

23 people deciding to watch a championship golf, parking,

24 traffic overwhelming all the streets. Where are those

25 people going to go? Where are they going to park?

1 Where are they going to eat?

2 UNIDENTIFIED SPEAKER: And use the bathroom.

3 UNIDENTIFIED SPEAKER: Where are they going to

4 stay?

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

6 enough.

7 BEN SHIELDS: So just something to consider.

8 Because I was looking at the map, I don't see any

9 parking lots. I don't see anything that's going to

10 accommodate some of those commercial uses for such a

11 magnificent golf course.

12 Thank you.

13 MAYOR CHADWICK: Thank you.

14 Ms. Cherie Shields, and then we have

15 Ms. Abigail Germaine.

16 Is she here? There you are. Okay.

17 Okay, Ms. Shields.

18 CHERIE SHIELDS: All right. Mr. Mayor, Council,

19 my name is Cherie Shields. I live at 9947 West

20 Lanktree Gulch Road, Star, Idaho.

21 For the 175-acre golf course, Boisedev

22 published in an article on 5/3/23 that the course will

23 be privately owned and maintained and that the public

24 will be welcome to enjoy it. Because Willowbrook will

25 be receiving profit and income from this golf course,

1 per Star City Code 8-4E-1, all open space and amenities

2 must be owned, maintained by the applicable HOA.

3 Therefore, the 175 acres should not be used in

4 calculating zoning density.

5 Special transition overlay is also a

6 concern. This golf course and amenities leave multiple

7 questions about that, operating hours, light pollution,

8 noise pollution, and if it can be used for zoning.

9 Then there's a matter of opinion. These

10 are opinions. Number one, that it will not adversely

11 affect properties, but it will add over 12,000 trips a

12 day.

13 Number two, it will enhance property and

14 aesthetic values, but creates a wall of patio homes

15 with fences impeding our views and open space.

16 Number three, it encourages walkability.

17 But with a wall of homes, a golf course that we cannot

18 use, and multiple areas up to 25 percent grade, that is

19 not feasible.

20 Number five, commercial adjacent to the

21 area with similar use. But horse stables and farming

22 is not similar.

23 Then we go into the unknown. Number one,

24 by building some commercial first, we do not know the

25 impacts. The TIS did not project daily trips for the

1 commercial use due to the lack of detail.

2 Number two, that the CUP requirements are

3 met. But these findings are more opinion, per their

4 letter submitted to the Council.

5 Number three, future commercial that lacks

6 the proper PUD applications. Again, no clarity.

7 Number four, pathways, that, again, are

8 unusable in high grade areas, and I'm only seeing very

9 few.

10 That this will minimize impacts on our road

11 when the TIS was only conducted on a small portion of

12 Lanktree Gulch and the entrance of Deep Canyon. They

13 did not fully study Can-Ada. And also there's concerns

14 with that steep grade.

15 The increased tax base for the City with

16 impact fees, golf course tax, and property tax. But

17 what about all the required infrastructure costs that

18 will be incurred?

19 Approving the application based on a

20 seven-page boilerplate document removes the public from

21 being able to provide accurate feedback on how the DA

22 will truly impact its citizens. You each have business

23 savvy and accountability that I know you will use to

24 ensure that Willowbrook is held to the same standard as

25 its citizens.

1   Willowbrook's DA is seven pages. And
2 although it plans to be revised in the future,
3 statements that Willowbrook has made, that without the
4 thousand homes to offset their cost, the project isn't
5 worth it. What happens if we annex and they cannot
6 exceed ACHD's recommendation of 213 homes?
7   Spring Valley's DA was 135 pages long and
8 protects Eagle. Willowbrook, being the largest project
9 in Star, I implore you to deny this annexation and
10 rezone until all information is found out, agencies are
11 approved, and the impact is minimal.
12   Thank you.
13   MAYOR CHADWICK: Thank you.
14   Okay. We have Ms. Ana Galbraith.
15   And then we got Jim Junge, if you'd come up
16 here in the hole, please. There you are. Okay.
17   Ms. Ana, the floor is yours.
18   ANA DEANE GALBRAITH: Hello. My name is Ana
19 Deane Galbraith. I live at 9758 West Lanktree Gulch
20 Road.
21   And I have just four quick comments that
22 I'd like to make.
23   First, just to reinforce, the area that
24 Willowbrook wants to develop in is a rural area.
25   Can you -- is there anybody doing the

1 clicker?
2   UNIDENTIFIED SPEAKER: I'll do it.
3   ANA DEANE GALBRAITH: Yeah. Click for me.
4   There's a combination now of 344 homes,
5 each on 1 to 10-acre lots between Monument Ridge and
6 Hillsdale. The current Willowbrook plan will put 1,094
7 homes on 314.4 buildable acres. 67 percent of the
8 total homes to be built will have a density of almost
9 five to over ten homes per acre.
10   This is a dramatic departure from the
11 current density and does not fit the existing rural
12 neighborhoods.
13   Click it for me.
14   There are -- number two, there are no
15 reasonable transition or buffer areas. The Hillsdale
16 and Monument Ridge Developments are labeled special
17 transition overlay areas and require larger setbacks
18 and lots. New lots next to current lots should match
19 current density. That would be 1 acre plus, not the
20 less than half acre and lower acreage in the proposed
21 Willowbrook plan. One of the lots has a proposed six
22 lots abutting it, and another has five. And you can
23 see those in the circle up there.
24   In addition, there are no buffers between
25 Willowbrook and Monument Ridge, which you can see on

1 the left. There is dense housing and a driving range
2 right next to the 10-acre lots.
3   There are also no buffer areas on the homes
4 abutting the road. So the road -- the houses sit right
5 on the road.
6   Point number three, the Willowbrook plan
7 conflicts with the current City Comp Plan, which I
8 understand you don't have to hold them to that, but we
9 are hoping that you will. Our own City plan calls for
10 low-density development in the outer perimeter of the
11 city. Both Hillsdale and Monument Ridge are located at
12 the edge of Star city limits, an area designed to be
13 rural.
14   If rural areas are not preserved here on
15 the very edge of the city, where are you going to have
16 them? As per City plan, new residential lots should
17 match density with current ones.
18   Point number four, rural amenities will
19 disappear with this plan. The rural areas now have low
20 lighting, open fencing, country roads with no curb and
21 gutter. All these will disappear with this Willowbrook
22 plan.
23   In summary density matters. Going from one
24 home per 10 acres -- oh, yeah, at the top left, down to
25 10.5 on the lower right is unreasonable for this area.

1 Please keep this area rural. Please hold to the vision
2 defined in the City plan and require R-1 zoning.
3   MAYOR CHADWICK: Okay.
4   ANA DEANE GALBRAITH: Doing that will ensure our
5 City offers -- okay. I'm done.
6   Thank you.
7   MAYOR CHADWICK: Your time's up. Thank you.
8   Okay. Ms. Lisa. Then we have, let's see,
9 Mr. Derrell Foote in the hole up here.
10   LISA PRIAPI: Hi. I'm Lisa Priapi. And I
11 reside at 10325 West Lanktree Gulch Road.
12   And I'm going to offer some final thoughts.
13 We're here tonight to talk about how the Willowbrook
14 Development will impact all of us. We do believe in
15 property rights, property rights for all property
16 owners to hold and enjoy their property.
17   There is a reasonable way for Willowbrook
18 to develop this property, but this current proposal is
19 not it. Mr. Phillips himself over 20 years ago
20 envisioned and set in motion the pastoral community of
21 Hillsdale Estates and Monument Ridge. He designed 317
22 1 to 5-acre lots, 29 10-acre lots, the roads,
23 amenities, HOAs, et cetera, to align with his vision
24 for rural living, a place where people who desired this
25 rural lifestyle could live. He implemented this vision

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1 over seven phases to what exists today.
2   Now he's dramatically departing from his
3 long-term design. This is not phase eight of
4 Hillsdale, a plan that should seamlessly integrate with
5 the existing rural neighborhoods, but rather an
6 incompatible, urban, multiuse development that injects
7 1,094 homes packed onto 314 acres, along with a golf
8 course, sewage treatment facility, and commercial space
9 weaving within and throughout an R-1 zoned rural
10 neighborhood.
11   We end up with a development that appears
12 like a densely crowded bedroom -- densely crowded
13 bedroom communities that we expect closer to town.
14 This proposal bypasses the current Comprehensive Plan
15 and City codes and doesn't consider the existing
16 neighborhood, nor the people who live in Star.
17   Both the proposal and the Development
18 Agreement are incomplete and missing key information
19 needed to evaluate the plan and receive accurate input
20 from the public.
21   Next slide.
22   The plan puts a strain on a road
23 infrastructure that can't support it and will come at
24 the expense of the existing homeowners and Star
25 citizens. Its dependent on the mitigation of many

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1 roads that are either not funded for mitigation, do not
2 have plans for mitigation, or just not possible to
3 implement the mitigation required.
4   Even ACHD acknowledges the problem with the
5 road infrastructure in their April 27th letter, stating
6 that with the Wing Road extension and the golf course
7 traffic only 213 homes can be built before exceeding
8 the local street traffic limits.
9   It's concerning that the City staff report
10 only calls out a single minor recommendation, and that
11 is to slightly increase the size of the lots that abut
12 the existing homes in these neighborhoods.
13   Your current Comprehensive Plan shows this
14 as R-1, and Willowbrook should be required to have like
15 kind development at a minimum of 1 acre lots. This
16 approach would resolve all issues.
17   So we're asking, please, require 1-acre
18 minimum lots for this development. Deny the annexation
19 until we have the entire picture from Willowbrook. Fix
20 the roads first and protect the residents -- current
21 residents and the citizens of Star with a well-written
22 Development Agreement.
23   We elected you to hold the vision of Star
24 so that we can trust this process.
25   Thank you.

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1   MAYOR CHADWICK: Okay. We have Ms. Abigail and
2 then Mr. Greg Miller.
3   I skipped you. Sorry. You're up here in
4 the hole. Sorry about that.
5   ABI GERMAINE: Good evening, Mr. Mayor, Members
6 of the Council. For the record, Abi Germaine with
7 Elam & Burke, 251 East Front Street, Boise, Idaho
8 83701.
9   I'm here on behalf of the Hillsdale Estates
10 HOA, Homeowners' Association. I will try and make my
11 comments very brief and not cover what's already been
12 discussed.
13   I would refer the Council to the comments
14 that were submitted by the HOA on April 24th. That
15 gives a full outline of our position and some of the
16 issues that we're concerned with the application as
17 it's presented.
18   I would note that those comments were
19 submitted prior to some of the information that's
20 currently on the online site, so some of those comments
21 may be a little bit different based on that new
22 information.
23   There's three main themes I want to talk
24 about. One is the lack of detail, the traffic issues,
25 and the water.

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1   As it relates to the lack of detail, what
2 we have before you this evening is a request for an
3 annexation and a rezone and an approval of the
4 Development Agreement.
5   Based on the application that we have
6 before us, I do not believe that the City Council can
7 find that the requirements of an annexation and a
8 rezone have been met because the Development Agreement
9 and the conceptual Master Plan lack the details
10 necessary.
11   In Star City Code it specifically states
12 that in order to approve an annexation and rezone there
13 must be a Development Agreement, and it must show
14 building elevations, including front and rear, and a
15 concept plan.
16   The concept plan that's attached to this
17 application does not have sufficient detail for the
18 Council to appropriately condition it in order to
19 ensure that it meets the requirements.
20   In addition, the applicant has asked for
21 several conditional uses to be approved through the
22 Development Agreement. We recognize that that's
23 allowable, that they don't have to come with the CUP,
24 they can do it through the Development Agreement. But
25 again, there's not sufficient detail on what those

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1 conditional uses will be.
2 Tonight we even heard that the conditional
3 use of the clubhouse will be changing to add the
4 restaurant and to add the more commercial uses, and
5 that hasn't even been considered by staff at this
6 point. So we would ask that the Council consider that
7 when deciding whether or not to approve the Development
8 Agreement this evening.
9 As it relates to traffic, one thing that I
10 haven't heard discussed is that the traffic studies and
11 the agency reports do not address the impacts to the
12 roads actually within Hillsdale's Estates, so it looks
13 at the bigger ingress and egress roads and highways,
14 but it doesn't look at what's actually going to happen
15 if traffic has to go through Hillsdale Estates.
16 And then as it relates to water, I would
17 say that we did hear a lot more information from the
18 applicant as it relates to the reuse plan, but none of
19 that is really included in the actual application and
20 what is before the Council today.
21 So what we're doing is we're considering
22 how there might not be impacts to water in the future
23 if this kind of reuse program is approved. And there's
24 a lot of condition -- there's a lot of permits and
25 approvals that they need in order to do that. So today

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1 we don't have any assurance that the Council is
2 confident that the resources there to support this
3 development exist.
4 As has been noted, the Comp Plan that the
5 staff has reviewed this under is the older Comp Plan.
6 The Council, though, can certainly condition this in a
7 way that meets the future Comp Plan.
8 And with that, I would stand for any
9 questions.
10 MAYOR CHADWICK: Okay. Thank you.
11 We will go to Mr. Jim Junge.
12 JIM JUNGE: This is an increasingly difficult
13 act to follow. My name is -- my name is Jim Junge. I
14 live at 24862 Valley Run Place, Star, Idaho.
15 I do not play golf.
16 MAYOR CHADWICK: All right. Let's go.
17 JIM JUNGE: Excuse me. I'm not going to be
18 redundant with all the numerous, excellent points. I
19 just hope you folks are getting this and not paying lip
20 service to the people in this room, which is
21 unfortunately too often the case.
22 By the way, the traffic study that you
23 commissioned with Keller four years ago, okay, is
24 completely contrary to what our friends at Willowbrook
25 are trying to put across to you. Okay?

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1 The Keller report indicates many more
2 vehicles on the affected roads than what Willowbrook is
3 trying to lead you to believe. That's important.
4 The second thing here is I have a question.
5 So we've heard about a lift station. Where is the
6 outfall line from that lift station going?
7 I heard a nasty rumor that it was going to
8 go down Purple Sage, through the front yards of some of
9 the people on Purple Sage, cross Purple Sage, go
10 through the back yard of a number of people on Sage
11 Canyon Way. It's a rumor. I don't know. I would like
12 you to find that out and address it, because that's
13 important.
14 Also, let me say, make a comment about
15 water. I want to see if I have this straight. So
16 Willowbrook wants to take the fresh water from the
17 aquifer and then replenish the aquifer with their
18 treated water. And I -- I just -- I just find that
19 absolutely crazy.
20 Okay. So to summarize and turn the mic
21 over to somebody else with something else to say, given
22 the lack of details. Given the lack of -- I mean you
23 have the poster child for bad development here. And
24 it's incumbent upon you to follow the law.
25 And with that, I'm going to quote

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1 Councilman Nielsen from 2017. "The will of the people
2 is embodied in the Star City Code, Idaho State law, and
3 Star's formally adopted Comprehensive Plan. While it's
4 normal that not everyone agrees with the laws of the
5 land, the general will of the people is that elected
6 officials follow the laws and adopted plans for
7 growth."
8 Okay. What you've been presented with
9 tonight, and will continue to be presented here, is a
10 plea for people, by people, for you to follow the law,
11 okay, and deny this application as it presently stands.
12 Thank you.
13 MAYOR CHADWICK: Okay. Thank you.
14 Okay. Real quick, folks. We have a
15 vehicle that's a Ford something that has a license
16 plate BUILT4U that is blocking a driveway, and it needs
17 to be moved or it's going to get towed, just so you're
18 aware. You can't block somebody's driveway out there.
19 Okay?
20 All right. I'm going to start with --
21 we're going to go to Mr. Greg Miller before I go to
22 Mr. Derrell, just because I accidentally skipped you.
23 GREG MILLER: I have my speech in hard copy.
24 Do you want it for the record or --
25 MAYOR CHADWICK: Yes, the clerk would love your

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1 copy for the record.
2   UNIDENTIFIED SPEAKER: [Unintelligible.]
3   GREG MILLER: Good evening. My name is Greg
4 Miller. I live at 11950 West Deep Canyon Drive in
5 Star.
6   I could go on for a long time, but I will
7 try to focus on just a couple aspects. First of all,
8 to be clear, I ask and encourage the Star City Council
9 to not approve this annexation and related development.
10 I briefly want to touch on traffic and required road
11 changes if this development is approved.
12   There are quite a lot of streets that,
13 according to ACHD, would need to be reclassified and/or
14 widened. One in particular is Star Road. Right
15 outside. It would need to be enlarged to five lanes.
16   To do so would mean the partial loss of two
17 community parks, the parking lots of the school, the
18 parking lots of two churches, including this one, and
19 the back yards or safe setback spaces of numerous
20 homes. That's just on one street quite far from the
21 actual development, and it doesn't consider the
22 cumulative impacts of other developments in the city
23 either that are in progress and pending.
24   Most, if not all, of these road expansions
25 are just not feasible. For that reason alone, this

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1 project should be a common sense denial.
2   I also want to share a personal experience.
3 Before moving to Star, I lived in a golf course
4 community in a semi-rural area on the edge of town.
5 The third hole was directly across the street from our
6 house. And being at a higher elevation, that area had
7 a great vantage of the city lights and views for many
8 miles.
9   The developer owned that golf course, as
10 well as a second golf course in another neighborhood
11 about 1.3 miles away. It is very similar to our area
12 with another golf course nearby off Highway 16.
13   For a dozen or so years they maintained
14 both golf courses and even provided security to shoo
15 away non-customers, especially teens who tried to
16 gather on the hill on weekend nights.
17   Without any sign of trouble, the developer
18 announced that both golf courses weren't making money.
19 They closed them both down, and then immediately
20 submitted to redevelop both areas with multistory,
21 commercial, residential buildings, townhouses, and
22 homes much smaller and not in harmony with the
23 surrounding homes.
24   When the neighborhoods expressed their
25 displeasure of the redevelopment, the developer doubled

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1 down by eliminating most maintenance, letting the
2 fairways and cart paths get overrun with weeds and
3 scrub and cancelling their security.
4   In short order, that area became a teenage
5 party zone. Every weekend, non school night, and all
6 summer long, large groups of teens arrived to hang out
7 on the golf course, play music, drink alcohol, smoke,
8 set off fireworks, and cause a general ruckus. Every
9 morning after, I would have to pick up it trash that
10 was thrown in the street and in my yard.
11   Neighbors called the police numerous times
12 for general dispersal. I personally called the fire
13 department for one of two hillside fires that they
14 caused. And I personally called the police to report a
15 group that brought and brandished a gun.
16   Golf is a consistently declining sport. In
17 my personal experience, two nearby golf courses shut
18 down because they didn't make enough money to remain
19 viable. Here Willowbrook is proposing a golf course as
20 a selling point just down the road from another golf
21 course that was a selling point.
22   I swear, developers must all attend the
23 same yearly trade show and convention. Build a golf
24 course, run it for a dozen or so years, and then shut
25 it down and redevelop that land with even more crowded

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1 housing to make even more money.
2   Please do not annex this land into the City
3 of Star and do not approve this development.
4   Thank you.
5   MAYOR CHADWICK: Okay. All right. So it's
6 nine o'clock, guys. We're going to take a five-minute
7 recess to 9:05 to use the facilities, and then we'll
8 get back to the public testimony.
9   When we come in, we'll have Mr. Derrell
10 Foote and Lauralee Foote up here, and Ben Pelka, I
11 think.
12   (Recess. Video file silent from 1:56:49 to
13   2:02:02.)
14   MAYOR CHADWICK: Uh-huh. Okay. We're going to
15 call this meeting back to order. It's 9:05. And we
16 will move on with the public testimony.
17   Mr. Derrell Foote advised me that
18 everything has been said, what he wanted to speak, so
19 he does not want to speak.
20   UNIDENTIFIED SPEAKER: [Unintelligible.]
21   MAYOR CHADWICK: Derrell Foote. So we'll move
22 on to, let's see, Mr. Ben -- I think it's Pelka.
23   Is that correct? Okay. And hang on one
24 second, sir.
25   Then we've got a Kim Yanecko, if you'd come

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1 up here for me.
2   And then Mr. Gordon Sonne, if you could
3 come up here, sir, for me as well.
4   All right, sir. The floor is yours.
5 Please state your name and address, please, again, for
6 the record.
7   BEN PELKA: Ben Pelka, 2284 North Finsbury Way
8 in Star.
9   And I do not live up in that area. I live
10 down here just off of Munger. So I am not impacted by
11 what they're talking about, but I do appreciate the
12 immense burden that you are undertaking with this.
13   Is the project of value? I think it is.
14 But after hearing everything, I'm coming up with two
15 conclusions.
16   One is there is a lot -- there are a lot of
17 unknowns that could really play into this whole thing.
18 The developer tells you one thing, and five years later
19 something else mitigates them doing it, and you have to
20 modify. And then you end up what you didn't want.
21   The other thing is it looks like a great
22 development, but maybe it's in the wrong spot. And I
23 really think that, that you're trying to stick an apple
24 in a bunch of oranges.
25   I do appreciate -- one of the things I

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1 thought of is, Jeez, what if I live there and I've got
2 the -- I look at Top Golf and the lights, you know, as
3 you come down the freeway. What if you're by that
4 driving range? What is the, you know, light pollution
5 going to be for you?
6   I was joking around. Maybe I would like
7 four of those little, small homes. And you know what?
8 I'm going to put them out on VRBO. Now I'm sure
9 they've thought about that. But I was in a condo
10 development over in Sparks, and it was really tough to
11 stop somebody from saying, "Well, you know what? I
12 have a hardship. I need to rent this out."
13   So is this going to be a development where
14 a lot of the property turns into rental property?
15   And the gentleman, I think, stated what I
16 was also thinking of, where do you stay? You're not
17 going to attract somebody from Arizona or California or
18 something to come here and golf. I just -- I really
19 don't see that. I don't see that we have a destination
20 yet for that here.
21   So there are a lot of pieces to this that's
22 making me, even though I live down here, feel really
23 uncomfortable about what's being proposed up there. So
24 just please consider it all. You're very smart people.
25 I know you love Star every much as I do, and I've only

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1 been here 18 months. This is why I moved here.
2   And I just hope that you go forward and
3 have the wisdom to make the right decision.
4   Thank you.
5   MAYOR CHADWICK: Okay. Thank you.
6   Okay. Ms. Kim, state your name and address
7 for the record, please.
8   KIM YANECKO: It's a tough last name. It was
9 hard for me to marry into.
10   MAYOR CHADWICK: Hang on one second.
11   Then, Mr. Niles Nordquist, if you'd come up
12 here.
13   And, Mr. Doug Stewart, if you could come up
14 here, too, and sit down, that would be awesome. Thank
15 you.
16   Okay. Go ahead, ma'am.
17   KIM YANECKO: My name is Kim Yanecko,
18 13038 Skyview Street in Nampa.
19   My husband is 30-year L.A. County sheriff.
20 I think behind me is probably a whole lot of people
21 that moved here from the C word, but that doesn't make
22 us bad people. And I think actually there are a lot of
23 us who don't want to see Idaho changing like it's
24 changing.
25   What I'm seeing here tonight is a lack of

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1 infrastructure or missing infrastructure before this
2 development goes forward. So I'm going to talk about
3 police -- policing.
4   How many sworn officers currently are on
5 staff in Star? 11. Ada County -- I could be wrong,
6 but I believe 11, because I looked it up today. Ada
7 County Sheriff is contracted for law enforcement for
8 services in Star.
9   The police national average says 2.4 sworn
10 officers per 1,000 residents. The current population
11 of Star is 12,912, according to the 2021 census, or
12 whatever the stats were that I got today on the
13 Internet. That would mean that there should be 31
14 officers that represent Star. And so you're already
15 down 20 officers.
16   What will that -- what would the population
17 be when the already-approved homes in Star are built?
18 National average per -- for residency is 3.15 persons
19 per household. So to bring staffing just to current,
20 not including the homes that have already been
21 approved. Retention equals pay, because we all know
22 it's hard to keep cops here, right, because there's
23 better pay elsewhere. Unfortunately, Idaho is lacking
24 in salaries and benefits.
25   So the current salary for a three to

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1 five-year experience plus benefits, do we know?
2 Average is 68,000 in Ada County, not including
3 benefits. So times the 20 staff that you're under,
4 that's 1.6 -- or $1.36 million. One-time impact fees
5 by this developer result in taxpayers absorbing the
6 needed infrastructure to have proper policing.
7 So people that move here expect that we are
8 going to be covered properly for safety. And I believe
9 that's lacking all over this state.
10 So Willowbrook alone requires an additional
11 seven officers, 500,000 on top of the current deficit
12 and staffing, and an adjustment for already approved
13 growth, which I believe you guys haven't already
14 accounted for.
15 So who will police the community park that
16 they're trying to install and the -- the golf course
17 that they're talking about? That has to be covered.
18 Kids will come up there. That's just the way kids are.
19 I know. I was one of them. Don't tell my husband.
20 Policing budget is based on Ada County
21 salaries. You have no control over those salaries, but
22 you're contracting them to do the work for you. How
23 many additional hired already, approved development in
24 Star, how many of those have been already hired for the
25 homes that you've already approved?

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1 These cops are here. They're doing their
2 job. And they're risking their lives every single day.
3 And it's not -- you guys are not protecting them, and
4 you're not protecting your citizens.
5 So real quick, all these people are here in
6 opposition. And the fact you have 800 people
7 signing --
8 MAYOR CHADWICK: Time is up. Time is up, ma'am.
9 KIM YANECKO: -- I think gives you the clue that
10 this is probably not the time or place for this
11 development.
12 Thank you very much.
13 MAYOR CHADWICK: So I -- I'm going to invite you
14 after the hearing's over to call me and talk to me
15 about the policing, because we're very on top of the
16 policing in the City of Star. So I would encourage you
17 after June 20th when this is all done, contact me, and
18 I'll give you a whole bunch of information on policing
19 in Star, because I'm passionate about that.
20 Okay. Gordon, are you here?
21 UNIDENTIFIED SPEAKER: He's right here.
22 MAYOR CHADWICK: There you are, sir. The floor
23 is yours.
24 And we have Mr. Niles and Mr. Doug Stewart,
25 are you up here Mr. Doug?

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1 Okay. Go ahead, sir.
2 GORDON SONNE: Mr. Mayor, Council, Ladies and
3 Gentlemen, my name is Gordon Sonne. I live at
4 12670 West Deep Canyon Drive, Star, Idaho.
5 All the folks that spoke before me tonight
6 have covered 99 and 9 percent of the issues that we are
7 facing right now. What I would ask you -- I'm going to
8 get right to it.
9 Don't go along with this annexation and
10 this R-2 zoning issue. And I'll tell you why, among
11 others. Too many unknowns, too many promises, and
12 quite frankly, I don't believe will ever be carried
13 out.
14 We -- this is about the fourth time we've
15 seen this movie, and it's always the same thing.
16 Things change, change, change, change, and it's always
17 the same thing. Trust us now, annex us in, give us the
18 zoning, and we'll take care of it at a later date.
19 There's too many unknowns. All the roads, all the lack
20 of infrastructure, schools, everything. There's just
21 not enough of it in place right now.
22 If Willowbrook wants to build up here, let
23 them do all the infrastructure. Let them build all the
24 roads. Let them do everything they want to do, then
25 let them put in the golf course, and then see what goes

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1 from there. I don't think it will happen.
2 And I'll tell you something else. It may
3 not be accurate, but it was as of several months ago.
4 I had a meeting with BLM, and at that particular point
5 in time they didn't know anything about having a road
6 out through the BLM. They didn't know anything about
7 it. So I'm just saying, maybe things have changed in
8 the last couple of months, but I don't think so.
9 Lastly, because I live in Hillsdale, I'm
10 not in favor of this. I realize the owner, this guy
11 Phillips, has a right to build on his property. I
12 don't deny him that. But what I will say is that think
13 about the residents of Star and what this is going to
14 do to them, along with the other how many, 7700 more
15 homes that are being built, and all the traffic that
16 that's going to introduce into Star. Star is nothing
17 but a parking lot now. How much worse can it get
18 before you can't even back out of your driveway?
19 And then, Mr. Mayor, I'm going to ask you
20 to recall a meeting that I came to, Niles came to, and
21 Scott from Hillsdale came to, and among the
22 conversations we had I asked you not once, but twice,
23 "Can the City Council make Willowbrook adhere to the
24 present day Comp Plan?"
25 You said not once, but twice, "We may." In

1 other words, you can, but you didn't say that you
2 wouldn't. And I'm going to -- I took you at your word
3 at that, that you may, the City Council may require
4 Willowbrook to adhere to that -- to the new Comp Plan.
5 I would ask that you do that.
6   But first of all, until all these issues
7 are cleaned up and there's more than just promises and
8 "Trust me, I'll do this later on," make sure that all
9 this is infrastructure. If you go ahead and annex them
10 in that this infrastructure has taken place.
11   If they want to -- if they want to build up
12 there, let them stay in the county. The question is,
13 why wouldn't they? Because there's no money in it if
14 they have to stick to 1 acre per parcel.
15   MAYOR CHADWICK: Okay.
16   GORDON SONNE: And I don't know about a golf
17 course.
18   MAYOR CHADWICK: All right. Thank you, sir.
19   GORDON SONNE: Thank you.
20   MAYOR CHADWICK: Okay. Let's see. We got
21 Mr. Niles.
22   NILES NORDQUIST: Good evening.
23   MAYOR CHADWICK: Just real quick, is Doug
24 Stewart here?
25   Okay.

1 not be sitting in this Council at that time. But what
2 would that do to the traffic up there?
3   So I urge you to have a complete
4 reconsideration for how many homes are here, be it R-2
5 or R-1, as your Comprehensive Plan has. And you have
6 the prerogative to ask for that R-1. You have a reason
7 why R-1 is in your current Comprehensive Plan. And
8 there's very good reasons. There's reasons why things
9 changed. Stick with what you have.
10   Thank you very much.
11   MAYOR CHADWICK: Thank you.
12   Okay. So we have David Welch is up, Russ
13 and Dorothy --
14   UNIDENTIFIED SPEAKER: Smerz.
15   MAYOR CHADWICK: -- Smerz. Okay. Russ and
16 Dorothy Smerz, if you'd come up here. And then Michael
17 Flanagan, please come up here as well.
18   DAVID WELCH: Good evening.
19   MAYOR CHADWICK: Mr. David Welch?
20   DAVID WELCH: Yep. I'm David Welch.
21   MAYOR CHADWICK: Okay.
22   DAVID WELCH: Good evening, Honorable Mayor,
23 Members of the City Council. For the record, David
24 Welch. I live at 4635 North High Prairie Place here in
25 Star, Idaho.

1   NILES NORDQUIST: Yeah. Mayor, Councilmen,
2 Councilpeople, Niles Nordquist, 4652 North Echo Summit
3 Place, Star.
4   You've heard a variety of different
5 criticisms of what's been proposed here. I would like
6 to just focus on one aspect of it. And I think it's
7 primary to everything you're considering.
8   Right now you have a golf course that's
9 taking up one-quarter of the total site that you're
10 considering. It's taking up one-third of all the
11 developable land you're considering. And yet that
12 seems to have no influence on the number of homes
13 they're asking for.
14   The reality is this is a commercial
15 business. It's no different than an office park or any
16 kind of other commercial development. It is not
17 designated for residential development, period. It's
18 not available for it.
19   You've heard the stories about what happens
20 when a golf course goes down. If this whole thing
21 builds out and you have 1,094 homes here and the golf
22 course goes down, don't you think that developer is
23 going to come back in and say "Hey, I got R-2 zoning,
24 and I got 175 acres"?
25   What will the -- probably not -- you might

1   I am a Hillsdale Estate resident. I
2 actually don't really oppose the golf course. I did
3 write a previous letter on April 23rd that was
4 submitted with your Council packet. I hope you all had
5 a chance to look at that, but briefly I'll provide some
6 updates on that.
7   My main concern really with this project is
8 that you're building a bunch of small houses
9 kitty-corner to my back yard, right where I live, on
10 Lanktree Gulch Road. I won't be able to see the golf
11 course. And it's not compatible with what's out there
12 already.
13   You've heard already tonight R-1. Well,
14 guess what? Your current Comprehensive Plan,
15 low-density residential, that's R-1, one lot per acre.
16 That's what we all want here. That's what we're
17 looking for.
18   But, you know, this project here, there's
19 traffic impacts. I mean ACHD has basically said, hey,
20 Lanktree Gulch Road will never be a collector. There's
21 no mitigation for that, other than to redesign the
22 project or reduce the density. That's what we're after
23 here. Reduce the density. We all want R-1. That's
24 what we want. And that's why I recommend that you
25 reject this proposal as currently planned.

1   However, if you're going to sell us
2 Hillsdale Estates residents out, please, I beg you, do
3 me a favor, at least take -- where all those patios are
4 going to be right across from my view of the back yard,
5 at least make them minimum half-acre lots. At least
6 that would be consistent with staff's recommendation
7 for this project.
8   And I don't have a pointer up there, but
9 you can see all those homes in between High Prairie
10 Place and Ptarmigan Road are all patio homes there.
11 They're tiny. They're not compatible with the
12 surrounding uses there. So please, increase those to
13 larger lot sizes, and this might be more tolerable for
14 us.
15   But that's the reasons why I disagree with
16 this project, and I respectfully request that, you
17 know, Council take a look at planning to the current
18 Comprehensive Plan, which you approved last year.
19   Thank you for your consideration, and
20 please do us proud. Make us proud Star citizens here.
21 Thank you very much.
22   MAYOR CHADWICK: Thank you.
23   Mr. Russ.
24   Is Michael Flanagan here?
25   Oh, you're right there in the front. Okay.

1   Russ, you've got the floor, sir.
2   And then is Ms. Dorothy going to speak, or
3 just you?
4   RUSS SMERZ: Dorothy is not going to speak. She
5 sent me up here.
6   MAYOR CHADWICK: She sent you up here. Perfect.
7   Okay. And then we have Randy Biddle,
8 please come up here as well, if you're here.
9   Okay. Go ahead, sir.
10   RUSS SMERZ: Okay. My name -- my name is Russ
11 Smerz. I live at 4498 North High Prairie Place.
12   MAYOR CHADWICK: And will you do me a favor and
13 spell your last name for the clerk.
14   RUSS SMERZ: S-m-e-r-z.
15   MAYOR CHADWICK: Thank you.
16   RUSS SMERZ: It's like Smurf, but Smerz.
17   MAYOR CHADWICK: Smerz.
18   RUSS SMERZ: And I'd just like to make a point
19 of clarification for the audience here.
20   MAYOR CHADWICK: But you've got to talk to the
21 phone.
22   RUSS SMERZ: I --
23   MAYOR CHADWICK: You can't speak to them.
24 You've got to speak to the Council, and they'll hear
25 you.

1   RUSS SMERZ: Okay. If you'll look at that map
2 up there, all that green property is not Hillsdale
3 Estates. That surrounds Hillsdale Estates.
4   So correct me if I'm wrong on this, you are
5 not asking to annex Hillsdale Estates into the City of
6 Star?
7   MAYOR CHADWICK: Correct. The current
8 application does not annex in the current Hillsdale
9 Estate folks.
10   RUSS SMERZ: Okay. Well, I just want to make
11 sure everybody understands that, because I think most
12 of the people here are from Hillsdale Estates.
13   A couple of quick comments. This has been
14 going on for years. Several years ago Willowbrook got
15 the support of Hillsdale Estates because they agreed in
16 a Development Agreement to do matching lots to current
17 lots, 1 acre to 1 acre, 2 acres to 2 acres, whatever.
18   Well, that's changed. And now it's
19 half-acre lots to existing lots. Not what we want.
20   The first exception that Willowbrook asked
21 for in their list up there was to change it from half
22 acre to whatever was necessary in order for this
23 project to make -- make money for them, I would assume.
24   So what we want to make sure is that if
25 we're going to go and get the support of Hillsdale

1 Estates, we want matching properties.
2   Secondly, and they sort of blew by this
3 one. Not many people, I don't think, are familiar with
4 the Pathways Project. Pathways Project, folks, is a
5 group of citizens in Ada County -- and again, you could
6 correct me on this if I'm wrong -- who are developing a
7 pathway, similar to the Greenbelt, as a matter of fact,
8 it will attach to the Greenbelt, through Hillsdale
9 Estates. And that could go right through or by your
10 back yard.
11   And we're talking about whatever number of
12 people, dogs, whatever, going right alongside your
13 property that are not affiliated with Hillsdale
14 Estates.
15   So that's really all I -- I have. I want
16 these folks to be aware what Pathways Project is
17 because it is going to impact us. And to my knowledge,
18 very few of the citizens here from Hillsdale are aware
19 of it.
20   So I urge you not to vote yes on this
21 project --
22   MAYOR CHADWICK: Okay.
23   RUSS SMERZ: -- until we get clarification.
24   Thank you.
25   MAYOR CHADWICK: Thanks, Mr. Russ.

1 COUNCILWOMAN SALMONSEN: Sorry. One question.

2 MAYOR CHADWICK: Oh, okay.

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

4 you.

5 COUNCILWOMAN SALMONSEN: So Pathways to Project,

6 is that what you called it?

7 RUSS SMERZ: Yes.

8 COUNCILWOMAN SALMONSEN: And where would one

9 find information about this?

10 RUSS SMERZ: The way I found out about it is

11 going to a City Council meeting.

12 MAYOR CHADWICK: So this is -- you're talking

13 about our Parks and Pathways Committee that -- or I'm

14 sorry, Transportation and Pathways Committee creating

15 our master pathway plan from the City.

16 COUNCILWOMAN SALMONSEN: Oh.

17 MAYOR CHADWICK: Not some other project.

18 RUSS SMERZ: Well, doesn't it do all of western

19 Ada County?

20 MAYOR CHADWICK: No.

21 RUSS SMERZ: Is it just Star?

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

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

24 that is.

25 MAYOR CHADWICK: Yep.

1 COUNCILWOMAN SALMONSEN: Okay. So --

2 RUSS SMERZ: And in the presentation, their

3 presentation, it was unclear it was just something else

4 in addition to COMPASS, which I think most people are

5 familiar with. COMPASS is --

6 MAYOR CHADWICK: It's a regional planning --

7 transportation planning agency, yes.

8 RUSS SMERZ: Right, which are going to put all

9 of us on bicycles.

10 MAYOR CHADWICK: So this doesn't run -- our

11 stuff doesn't run through COMPASS on the Pathways.

12 RUSS SMERZ: I'm sorry?

13 MAYOR CHADWICK: Our stuff doesn't run through

14 COMPASS on the Pathways, just so you're aware.

15 RUSS SMERZ: Well, Pathways definitely.

16 MAYOR CHADWICK: Not on the Pathways, it

17 doesn't.

18 RUSS SMERZ: Okay, good.

19 MAYOR CHADWICK: Just so you know.

20 RUSS SMERZ: Good answer.

21 MAYOR CHADWICK: Okay. All right.

22 RUSS SMERZ: Thank you.

23 MAYOR CHADWICK: You're welcome.

24 COUNCILWOMAN SALMONSEN: So, Mayor Chadwick, I

25 would add, for anyone in the audience, if you're

1 interested, I believe you're referencing the City of

2 Star Transportation and Pathway Committee. And we do

3 have a Master Pathway map.

4 And so if you're interested in viewing

5 that, you can go to the City of Star website and look

6 at the -- and view the map. So I will just put that

7 info out there.

8 MAYOR CHADWICK: Yeah.

9 RUSS SMERZ: Thank you.

10 COUNCILWOMAN SALMONSEN: Thank you.

11 MAYOR CHADWICK: Okay. Thanks, Russ.

12 Okay. We've got Mr. Michael Flanagan. And

13 we have Randy, Kelsey Roy -- Royball and Scott Emerich

14 down here in the hole.

15 MICHAEL FLANAGAN: My name is Michael Flanagan.

16 And I'm at 12076 West Deep Canyon Drive in Star in this

17 part of Hillsdale.

18 I object to Willowbrook's development plan

19 as proposed. Allowing a mixed-use development in this

20 residential area would be a mistake that would have

21 long-term negative consequences for the residents of

22 Star.

23 The subject area is nowhere near contiguous

24 to any current mixed-use parcels in the city of Star.

25 Allowing a mixed-use rezone would establish a precedent

1 in the City of Star, and would likely open the

2 floodgates for additional developers to request

3 mixed-use rezones in Star's areas of City's impact

4 lands.

5 Star's Comprehensive Plan states that the

6 commercial ventures ought to be near major

7 transportation corridors and other commercial areas. A

8 bar, a restaurant, and other commercial enterprises

9 miles from downtown Star and State Highway 44 is

10 contrary to the precepts of Star's Comprehensive Plan.

11 The Star City Council recent zoning changes

12 specified that the Willowbrook property should be

13 developed with a single residential house per acre. It

14 did not envision commercial ventures like those

15 proposed. The Comprehensive Plan does not envision

16 another sea of roofs in these beautiful foothills.

17 Willowbrook's development proposal is akin

18 to the Kevin Costner movie Field of Dreams, "Build it

19 and they will come." The "it" is the golf course.

20 In one of the earlier public information

21 meetings, Nate Mitchell, Willowbrook's spokesperson,

22 stated that the golf course was a breakeven affair. He

23 said they would spend $20 million developing this

24 course.

25 It's obvious that this breakeven venture is

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1 merely to attract people to purchase homes in a
2 proposed Willowbrook Development and fill the coffers
3 of the other planned commercial enterprises. Doubtless
4 many of the future owners of the patio homes
5 surrounding the golf course will not be full-time
6 residents, rather the owners will be renting out these
7 patio homes on a nightly/weekly basis in order to fray
8 the cost of acquisition and maintenance.
9   In fact, these patio homes will likely be
10 investment properties for many owners, who expect to
11 gain positive cash flow from the rental of these units
12 and subsequent appreciation.
13   Is Willowbrook Development asking the
14 surrounding full-time property owners to endure ruckus
15 parties on the weekends where Treasure Valley high
16 schoolers, college students, young adults party it up
17 into the wee hours of the morning? This is not what
18 should happen in an R-zoned neighborhood.
19   I imagine if Willowbrook Development
20 understood that these patio homes would not be
21 permitted, they would not invest the money to build a
22 golf course. Star City Council is not in the business
23 of enabling business models. Clearly this proposal is
24 a complex business model which requires all elements of
25 what they propose to be approved in order for them to

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1 undertake this grand plan, starting with the golf
2 course.
3   Let this foothill area of Star be an
4 example of a premier Treasure Valley residential
5 neighborhood, not a Disneyland in the foothills of
6 Southwestern Idaho. The Treasure Valley is not like
7 Detroit, Michigan, where cities needed to incentivize
8 development. I see no reason why there should be any
9 deviations from the Comprehensive Plan as requested by
10 Willowbrook Development.
11   I feel it behooves the City of Star to
12 respond and address the varying issues raised by the
13 letter submitted by Elam & Burke, attorneys at law.
14 The City of Star, Ada County, and the State of Idaho is
15 a documented public process that must be followed.
16   MAYOR CHADWICK: Mr. Michael, your time's up.
17 Your three minutes is up.
18   MICHAEL FLANAGAN: Thank you very much.
19   MAYOR CHADWICK: Appreciate it. Thank you.
20   So we got Mr. Randy. Then we have Cash,
21 are you here still? You're on -- on -- down here in
22 the hole, sir.
23   RANDY BIDDLE: Mr. Mayor, Members of the City
24 Council, thank you for the opportunity to come before
25 you.

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1   I have no prepared remarks this evening.
2 And I want to commend all of the speakers who preceded
3 me for their research, their articulate present- --
4   MAYOR CHADWICK: Oh, I'm sorry. State your name
5 and address -- it's been a long night already. State
6 your name and address for the record.
7   RANDY BIDDLE: Randy Biddle, B-i-d-d-l-e. My
8 wife and I live at 10623 West Wild Iris in Star.
9   MAYOR CHADWICK: Okay.
10   RANDY BIDDLE: Just a few blocks from here.
11   Once again, I'd like to commend those who
12 spoke before me for their research, for their
13 thoroughness, for their passion, and for their
14 articulation in opposition of this patently absurd
15 project. And I want to enjoin my voice with theirs in
16 serious opposition to this being approved.
17   On the one hand, I'm amazed that it made it
18 this far in your deliberations. But on the other hand,
19 based on what my wife and I have experienced as nearly
20 six-year residents of Star, I'm not surprised at all.
21   Out of respect for the gentleman who
22 preceded me, sort of stole my thunder that this concept
23 of the golf course as a Field of Dreams project, I
24 think that's an apt metaphor. I try to put myself in
25 the position not being a golfer, if I were a golfer,

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1 would this be a destination for me? And I think the
2 answer is obvious. Of course it wouldn't be.
3   There are no other amenities. There are no
4 high-end restaurants. There's no high-end shopping
5 district. There are no hotels. There's no place to
6 stay. There's no place to park. And to get here, I
7 have to wrangle my way through all the traffic issues
8 that this golf course has inflicted on the people who
9 already live here. So I think it's terribly
10 ill-advised.
11   And I would echo my friend Niles Nordquist,
12 who's been up here I think almost 14 years, I think
13 there's a very high likelihood that this golf course
14 will fail for the reasons I just mentioned.
15   People might come here once. But are they
16 going to come here a second time to play golf? They
17 got lots of other better choices for all the reasons I
18 listed.
19   So I think it's likely to fall into disuse,
20 which means the maintenance will degrade, and it will
21 be abandoned. And as has been stated earlier, having
22 the benefit of the -- what is it? -- R-2 designation,
23 the developer owns the property, they can come back and
24 pepper it, carpet bomb it with as many houses as they
25 want to under that new R-2 ruling.

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1   The last thing I'd like to say is that not
2 much has been said by those of us who live south of
3 Floating Feather. And we will bear the burden that
4 being downstream metaphorically of a bad idea, that we
5 will bear that burden. And I would hate to see that
6 for the community.
7   Star is poorly planned. It's poorly
8 executed. And we need people who can do a better job.
9   Thank you.
10 MAYOR CHADWICK: Okay. Let's see. Ms. Kelsey.
11 UNIDENTIFIED SPEAKER: [Unintelligible.]
12 MAYOR CHADWICK: Everything's been said? Okay.
13 UNIDENTIFIED SPEAKER: [Unintelligible.]
14 MAYOR CHADWICK: Royball, it's going to be on
15 this list right here.
16   Okay. Scott Emerich, is he still here?
17   Surprising.
18   Okay. Cash or John. State your name and
19 address.
20 JOHN PICKENS: My name is John Pickens. My
21 address is 10200 West Scenic View Lane.
22   Mr. Mayor, City Councilmembers, thank you
23 for the time.
24   I own the property that Willowbrook wants
25 to cut through to make Star -- or Wing Road a

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1 connector. So mine is a tale of bait and switch,
2 which, I know, it's a shocker. Most developers never
3 do that.
4   But -- so Mr. Phillips purchased the
5 5 acres behind me and has an easement up my driveway,
6 which is great, to access his property. And I was told
7 it was just by him himself that, "Oh, we're just going
8 to -- I just need it in case we need to put water and
9 sewer up there." Not a connector road that has, oh,
10 let's just be conservative and say 8,000 cars a day,
11 40 feet from my front door. So you can understand
12 sometimes why I don't sleep at night when I think of
13 that.
14   And, you know, the rest everyone says it so
15 well. The traffic is crazy, and that's just what we
16 need more of.
17   Anyways, thank you for your time.
18 MAYOR CHADWICK: Okay. Thank you.
19   Do we have Bob Lenigan?
20   You're up next.
21   We have Christine Welch, and then Ron
22 Stout, if you could come up here to these seats,
23 please.
24 UNIDENTIFIED SPEAKER: [Unintelligible.]
25 MAYOR CHADWICK: Yes, you're up, sir. Yeah,

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1 absolutely. Okay. Hang on a second. You got to come
2 to the microphone for us. State your name and address
3 for the record and then --
4 BOB LENIGAN: Bob Lenigan, 10605 West Deep
5 Canyon Drive. Twinkle, twinkle.
6 MAYOR CHADWICK: Okay. Go ahead.
7 BOB LENIGAN: Okay. I'm 100 percent opposed to
8 this proposal. Number one, it's an open contract. And
9 if there's anything that you guys should know, it's
10 business. And there's nothing in there that makes them
11 do anything. Nothing. You're insulting us.
12   I'm an old businessman. I had -- I did
13 pretty well. I retired at 52. And I did capital
14 equipment. You guys are just -- you -- you people are
15 all like Californians. High density, love that high
16 density, no respect for what we had.
17   This is an open contract. I remember when
18 I came here over 20 years ago there was a little sales
19 office down the road here. And in there there was the
20 plat. And the plat said that there was going to be 5
21 and 10-acre for the rest of the material -- the rest of
22 the project.
23   You guys are -- you go look at history,
24 because what you guys are doing is wrong, damn wrong.
25 And I came out here from Connecticut. And I had high

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1 density. And I came out here to enjoy the countryside.
2 And then you guys come in here with your California
3 attitudes, and it stinks.
4   I'm sorry, but I'm -- I'm an old fart, and
5 I'm just damn sick and tired of this type of bullshit.
6 Excuse my French. We don't need it. We don't need any
7 of this.
8   And if you annex Hillsdale, think of how
9 many people are here. And they'll be thinking of you.
10   That's it.
11 MAYOR CHADWICK: Thank you. All right. Guys,
12 like I said, civility.
13   Okay. We have Ms. Christine.
14 CHRISTINE WELCH: Good evening. I'm Christine
15 Welch. Address is 4635 North High Prairie Place.
16   And Honorable Mayor and Councilpeople,
17 thank you for letting me be here to speak tonight.
18   I went to the trouble of making signs for
19 the protest. It was going to be a mostly peaceful and
20 slightly fiery protest. And my favorite one is back in
21 the corner. It says, "Please don't Californicate
22 Star."
23   So on that line, I just wanted to hold up
24 this sign, which says, "Hold the Vision, Trust the
25 Process." This is from Star's own, you know, City

1 page. So hold the vision, trust the process.
2   When I look at the Willowbrook Master Plan,
3 I don't see a process. I see greed. It's the greed of
4 a developer. And I understand it's a business and
5 things have to pencil, but does he have to be so
6 greedy?
7   I just don't see that this development fits
8 with our neighborhood. Again, it's putting apples --
9 it's surrounded -- we're surrounded with a totally
10 different neighborhood than what they want to include
11 now. And all of the issues, every single issue would
12 go away if they just zoned it as R-1. It's like R-1 is
13 the magic number.
14   So I realize that the developer can by
15 right build, and I realize that you're all favorable to
16 the development because tax reasons. I understand how
17 the world works, and I understand that oligarchy is a
18 thing.
19   But it would be nice to have the voice of
20 the people heard. And the people are saying please, do
21 not approve this in its current form because it just
22 doesn't fit and it -- the density does not work.
23   So thank you for your time.
24   MAYOR CHADWICK: Okay. Ron Stout.
25   And then we have, let's see, Steven, is it

1 Prichlin? Lives on Echo Summit.
2   STEVEN PACKARD: It's Packard.
3   MAYOR CHADWICK: Okay. You're down here, sir.
4   And then Pam Slendorn. You're over here as
5 well.
6   All right, sir. Please state your name and
7 address for the record.
8   RONALD STOUT: Ronald Stout, 6227 Purple Sage
9 Road.
10   And to the gentleman who didn't like
11 California ideas, I'm from California also, and I'm
12 against this project. We live on Purple Sage, and in
13 the last year three homes sold across the house -- or
14 the road from us, and they sold for 1.1 and
15 1.6 million. And widening that road and taking part of
16 our property will have an impact on us. And who will
17 compensate for the decrease in property values?
18   And I come a little bit experienced with
19 that. We come from California. I had a beautiful
20 walnut ranch right on the Kings River. Jerry Brown's
21 high-speed train came through. It was projected to
22 start in 2012. Supposed to be up and running. They
23 don't even have the middle third done yet. We fought
24 them for four years. They only wanted to pay for the
25 7 acres that ran through our property.

1   They bought the whole farm. And we got an
2 attorney out of our law firm who is excellent out of
3 Las Vegas, eminent domain, and they paid for
4 everything. The train came a quarter of a mile from
5 our house, noise from the train, the vibration in the
6 ground, they compensated everything.
7   Who's responsible for the fees if there's
8 litigation? Is it going to be the taxpayers or the
9 City of Star to defend the Council's decision, or will
10 it be the developer who's trying to widen these roads
11 to five lanes?
12   I see that they're paying the City impact
13 fees for fire and sewer and police, but there's no
14 compensation to the property owners for the impact on
15 their lives.
16   That's all I have to say. And I'll be glad
17 to talk to anyone about my experience with eminent
18 domain.
19   MAYOR CHADWICK: Okay. Thank you.
20   Mr. Steven. Please, when you -- spell your
21 last name, too, when you're up here, sir.
22   STEVEN PACKARD: Steven Packard, P-a-c-k-a-r-d.
23   MAYOR CHADWICK: Well, that's easy to say. I
24 just couldn't read it.
25   STEVEN PACKARD: Thank you, Mayor and Council.

1   I live on 6052 North Echo Summit Lane.
2   I've listened to all the testimony. I --
3 I'm an Idaho native, born and raised. That's not a big
4 issue with me. We're all neighbors, and I love my
5 neighbors up there. I don't know if anybody's really
6 looked at this.
7   So my question is, I live there. My
8 question would be to the Council: Have you drove up
9 Deep Canyon Lane? Any of you, have you drove up there?
10 It's beautiful, but it's a windy road. If you look at
11 this, there's not a straight road up there. And it's
12 bordered by BLM land.
13   And 16, our neighbors to the north in
14 Emmett, it's increasing traffic. And I can't even
15 imagine 1200 more cars coming down Deep Canyon Lane to
16 get on 16. It will be backed up to my house. But it's
17 a wonderful idea. I'm just saying that it should stay
18 with R-1. There's -- it's just not a grid. It just
19 doesn't fit.
20   Thank you.
21   MAYOR CHADWICK: All right. Thank you. Thank
22 you.
23   Is this still on? Can you guys still hear
24 me? Okay.
25   All right. Ms. Pam. And then hang on one

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1 sec here.
2   Mr. Dave Blanchat.
3   DAVE BLANCHAT: Everything's been said already.
4   MAYOR CHADWICK: Okay. Thank you.
5   PAM SLENDORN: Before you start my time, I
6 wanted to --
7   MAYOR CHADWICK: Well, we're not starting your
8 time yet.
9   PAM SLENDORN: Oh.
10   MAYOR CHADWICK: So hang on one sec here. They
11 shouldn't start your time yet.
12   PAM SLENDORN: No, not yet.
13   MAYOR CHADWICK: Okay. And then, Kenneth
14 Richardson, come up here, please. And then Kathleen
15 Northrop.
16   Okay. Go ahead, ma'am. State your name
17 and address for the record.
18   PAM SLENDORN: Well, I just want to say that I'm
19 pointing out those where all the houses want to be
20 built, like --
21   MAYOR CHADWICK: You got to state your name and
22 address first for the record.
23   PAM SLENDORN: Pam Slendorn, 5089 North Golden
24 View Court, of course Star, or I wouldn't be here.
25   MAYOR CHADWICK: Okay.

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1   PAM SLENDORN: Okay. So the Idaho code. The
2 Idaho statute code regarding the property rights
3 component requires an analysis of provisions which must
4 be necessary to ensure that land-use politics,
5 policies, restrictions, conditions, and fees do not
6 violate private property rights, adversely impact
7 property values, or create unnecessary technical
8 limitations on the use of property and analysis, as
9 prescribed under the Declarations of Purpose in
10 Chapter 80, Title 67, Idaho Code.
11   Background analysis: Private property
12 rights encompass not only the right to develop, invest,
13 achieve, and profit from property, but also the right
14 to hold and enjoy property. Property rights must
15 balance the individual's desire to do whatever I want
16 with my land with the respect for the property rights
17 of neighboring owners. And that's your Idaho statute
18 code.
19   This is the -- outside the golf course,
20 this is the first where a proposed subdivision is
21 completely coming in, taking over, and intertwining in
22 another subdivision. Normally a sub would abut another
23 sub on flat land, but this one completely affects all
24 the roads and canyons and way of life for over 350-plus
25 homes and natural habitat in the -- in the canyons, and

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1 not only Star streets and the traffic.
2   Most of the areas where they want to put
3 the homes are in deep canyons, some of which have never
4 been walked on and are typically not flat development
5 land. They are deep canyons, some in excess of
6 25 percent. We have roads that are not very wide, are
7 curvy, no sidewalks, no solid fences, and no
8 streetlights, homes abutting the canyon with wildlife
9 and natural habitat.
10   It is not conducive to the amount of homes
11 they want to build within the existing subdivision.
12 There also has been no study done on the impact of the
13 roads within the existing subdivision. This also
14 completely would devalue their property.
15   City's that still need to be done: Soil or
16 engineering tests done in the canyons where the homes
17 they want to build abutting the other homes are pretty
18 steep, water drainage studies. We also have water
19 drainage easements where they have proposed housing.
20   There has been no study done on the impact
21 of the roads within the existing subdivision. So all
22 those windy roads you see in and out and no sidewalks,
23 there has been no study done on these roads for
24 traffic. And you're talking -- we have within the two
25 fingers there, there's only like not even 250 homes,

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1 and then you want to put the other fingers, you want to
2 put over -- what did we say? -- 1400 homes, and then
3 you want to put them on all these little roads with no
4 sidewalks, no streetlights, and people can't even ride
5 their bikes now, and you want to put all that traffic
6 in on there.
7   So I'm telling you this is not only
8 dangerous to children and pedestrians, but the
9 community.
10   Oh, dammit.
11   MAYOR CHADWICK: That's time.
12   PAM SLENDORN: Can I just conclude? Just my
13 conclusion, just really quick.
14   MAYOR CHADWICK: No, that's okay. No. You get
15 three minutes. But I would suggest that you just hand
16 that over to the clerk --
17   PAM SLENDORN: I know. But let me just say --
18   MAYOR CHADWICK: -- so we can include it in the
19 record.
20   PAM SLENDORN: -- if you don't approve --
21   MAYOR CHADWICK: No. Ma'am, ma'am, no. It's
22 three minutes, and that's it. I'm sorry. So you could
23 hand that to the clerk. Thank you.
24   Okay. Mr. Dave Blanchat. Oh, I'm sorry,
25 you already told me that. I apologize.

1   Kenneth Richardson.

2   KENNETH RICHARDSON: Thank you, Mayor and

3 Council.

4   Kenneth Richardson, 11370 West Lanktree

5 Gulch Road.

6   If I owned the property, I'd want to

7 develop it. I do love golf. A golf course will not

8 work there. I'm flying to Ireland actually Monday to

9 play golf. I come from California. I've seen golf

10 courses just fail. Okay?

11   If this golf course was so great, there

12 should have been a Harvard Business School study to

13 prove how fantastic this resort area would be. And if

14 you Google right now, you'll find six Tom Weiskopf's

15 public golf courses, and most of them are in resort

16 areas that offer skiing or some other type of

17 entertainment.

18   So the driving range will be right abutting

19 my 10 acres, along with the maintenance shed. Okay?

20 I've been on a lot of golf courses. They put the

21 maintenance shed and the driving range near the

22 clubhouse, at a lower part of the clubhouse so that

23 they can get food and everything else. So I don't even

24 understand this design.

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

1 the studies, are just ridiculous, because you are in

2 la-la land. I mean I would just advise you and your

3 traffic people to go down and watch the rodeo and see

4 what that traffic does on 16. That's what you need to

5 go do --

6   MAYOR CHADWICK: Please.

7   KENNETH RICHARDSON: -- if you want to get a

8 real study.

9   MAYOR CHADWICK: Hey, people online can't hear

10 you speaking when you're clapping. Let him finish his

11 comments, please.

12   KENNETH RICHARDSON: As far as the water goes, I

13 just went down another hundred feet to hit water.

14 Okay? So I was at 380. Now I'm at 480. Okay? So

15 when you say your water study's not going to be an

16 issue, there will be an issue. Okay?

17   And this is all preliminary. Once --

18 once -- if you approve this, once you -- if you do,

19 then the litigation's really going to start. Okay?

20 Because that's when you're going to find out that

21 you're not meeting code, you're overriding your

22 decision and your legal obligations.

23   So I just -- you know, everybody that's

24 done the work before that brought in all the legal

25 documentation, I appreciate it. But if this gets

1 approved as is, that just is going to start. I'm

2 all -- I'm all for R-1. If I owned it, I would develop

3 it. I get it. You know, my constitutional right. You

4 actually created my constitutional right to pursue my

5 happiness. That's why I bought that house.

6   I have horses, I love to hunt, I love to

7 fish, and I love golf. Right? So you created my

8 pursuit under the constitution to pursue my happiness.

9 Right? Now you get to pursue yours also, but keep it

10 under R-1.

11   Thank you very much.

12   MAYOR CHADWICK: Thank you.

13   Okay. Ms. Kathleen Northrop.

14   UNIDENTIFIED SPEAKER: [Unintelligible.]

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

16   UNIDENTIFIED SPEAKER: What was his name

17 [unintelligible]?

18   MAYOR CHADWICK: Yeah.

19   KENNETH RICHARDSON: It was Kenneth Mark

20 Richardson.

21   MAYOR CHADWICK: Yeah. Kenneth Richardson,

22 11370 West Lanktree Gulch Road.

23   KENNETH RICHARDSON: Yes.

24   MAYOR CHADWICK: Okay. We got Ms. Kathleen and

25 then we have -- is it Marci Miller? Are you still

1 here?

2   Okay. And then we have -- that was all the

3 sign-ups.

4   All right, Ms. Kathleen. State your name

5 and address, please, for the record.

6   KATHLEEN NORTHROP: Kathleen Northrop,

7 11334 West Collina Vista Drive in Star.

8   MAYOR CHADWICK: Okay. Go ahead.

9   KATHLEEN NORTHROP: Thank you, sir.

10   Mr. Mayor and the Council, I wanted to

11 bring up some present, current day things for

12 consideration.

13   We live in Collina Vista, which is right

14 off New Hope road, which is adjacent to Wing, Beacon

15 Light, and just down the street from Can-Ada.

16   Current state, there are seven subdivisions

17 that are started, not completed, broke ground on Beacon

18 Light itself. There are two on New Hope. If you just

19 do an average of 100, you're looking at 900 homes right

20 there. That's already been approved. That's in

21 progress that's going to be using those roads.

22   So that traffic impact is huge before

23 taking on this project. And these roads, there was no

24 timeline presented here. We have no status. So as the

25 question -- first question out of the box would be the

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1 roads to support this influx of traffic to support this
2 project, when would those be developed? We don't even
3 have enough right now from what we've got. How are we
4 going to support that?
5   And the second thing I was going to bring
6 up was with respect to fire. There's supposed to be a
7 fire station going in at Plummer and Floating Feather.
8 That has not even broken ground yet.
9   We experienced a construction fire up by
10 Collina Vista. Response time was seven-and-a-half
11 minutes. If you put in the hundred -- the 900 homes,
12 the oncoming traffic, currently we don't have Brandon,
13 but all of those traffic obstacles, and you don't have
14 a fire station, which I'm guessing is probably going to
15 be another 18 months to two years, you're probably
16 looking at ten-minute response times, as opposed to the
17 current seven-and-a-half minute response times.
18   So those are things' current state, if you
19 could please take into consideration, because we're not
20 in support of the project. We like the country
21 atmosphere that we have here with our neighbors.
22   Thank you very much.
23   MAYOR CHADWICK: Okay. Thank you. All right.
24 Marci Miller. She's not here. All right.
25   And we are done with the against. We have

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1 a whole bunch of folks that will be part of the record
2 with their names and addresses for Jacob later on
3 there.
4   We're going to do a five-minute recess
5 again for a facilities break before we head into the
6 next group of letters -- I'm sorry, speakers. So at
7   10:01, we'll recess until 10:01. It's 9:56.
8   (Recess. Video file silent from 2:54:03 to
9   3:00:00.)
10   MAYOR CHADWICK: I just got to wait a second for
11 Shawn to get up here.
12   Excuse me. It's 10:03, and we're going to
13 resume the public hearing process. We're on to the
14 neutral sheet here.
15   I do have Michael Keyes will be up, and
16 then Chris Todd, and then a Peter Albinsen, I believe,
17 then Steve Burton and Nita Metro. If you could all
18 just come up here to the front. That's all we have
19 left to testify. That would be fantastic.
20   Is Chris here or -- are you going to come
21 up here to the front?
22   UNIDENTIFIED SPEAKER: [Unintelligible.]
23   MAYOR CHADWICK: I'm sorry?
24   UNIDENTIFIED SPEAKER: [Unintelligible.]
25   MAYOR CHADWICK: That was at the very beginning,

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1 and there was nobody that signed up, correct.
2   Okay. All right. Mr. Michael, if you'd
3 please state your name and address, please, for the
4 record. And then Shawn will get the timer going.
5   MICHAEL KEYES: Honorable Mayor and Council, my
6 name is Michael Keyes. I live at 338 South Long Bay
7 Way. And unlike the vast majority of people you've
8 heard tonight, I actually live in the city limits of
9 Star.
10   Now, there can be no doubt that this area
11 will eventually be developed. Star's future limits --
12 Star's future city limits are well defined on three
13 sides, and it's only logical that the City gains
14 developmental control of the parcels related to this
15 project to control Star's very destiny and ability to
16 grow for decades to come.
17   But there's a giant something or other in
18 the punch bowl here. The TIS and the ACHD staff report
19 bring up many troubling issues that must have defined
20 resolution before this project is approved in its
21 current configuration.
22   Ironically, Mr. Phillips and Mr. Mitchell
23 have both had a role in the decades-long history of
24 defining our current inadequate transportation planning
25 in that area.

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1   However, in my opinion, they've done an
2 admirable job in marshaling the agencies and doing the
3 infrastructure planning for most other areas of the
4 project. The issue of supplying police and fire
5 protection, utilities, electricity, gas, telecom,
6 municipal water and sewer, and irrigation water have
7 been addressed, and reasonable plans are in place to
8 accommodate them.
9   The agencies and other entities that must
10 do so are on board and are able to perform. And
11 certainly schools and school overcrowding are an issue,
12 but there are definable, though not trivial, paths
13 forward to address those. One outstanding issue
14 regarding schools, though, is the location of an
15 elementary school parcel within the project.
16   And, Mr. Mayor, you mentioned earlier about
17 guaranteeing a parcel, and I hope you'll follow through
18 on that.
19   The sole outlier, though, is that there's
20 still no reasonable defined path forward for the
21 Willowbrook area transportation network. This Council
22 must take steps to ensure that an adequate
23 transportation plan is in place to accommodate whatever
24 project and whatever configuration moves forward in
25 this area.

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1   While I'm in favor of the City gaining
2 developmental control over the project area, I'm
3 neither in favor nor opposed to the particular project.
4 But I'm adamantly opposed to any project moving forward
5 in this area without an adequate transportation network
6 being well defined.
7   Now, I heard some comments earlier, and I
8 wanted to address a couple things. When it was asked
9 if this was in the best interest of the City, I think
10 that the City maintaining a growth path to its north I
11 think is in the best interest of the City.
12   Wing Road being extended through the
13 current City park, if that happens, could be an issue.
14 I know three of you were here when the City made a
15 commitment to not do that. If you decide to change
16 that, I hope that the citizens of Star get something
17 really good in return in that detail.
18   If we do put a road through the BLM land, I
19 certainly hope that we can maintain our ability to go
20 out there and still do target practice.
21   And there was some discussion about the
22 golf course being redeveloped. And in order to prevent
23 a bait and switch -- and I'm sure a developer will say
24 that will never happen.
25   MAYOR CHADWICK: Time's up, Mr. Michael.

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1   MICHAEL KEYES: Please consider having the
2 developer dedicate the redevelopment, redevelopment
3 rights to the future HOA.
4   Thank you.
5   MAYOR CHADWICK: So if you don't mind, pass that
6 in to Mr. Jacob. Oh, that looks like it's tied.
7   Okay. All right. Chris Todd.
8   CHRIS TODD: Evening, Mayor, Council, Chris
9 Todd, 10497 West Deep Canyon Drive.
10   I have the privilege of living on one of
11 the busiest roads within Hillsdale. My lot is across
12 from the equestrian center near some of these
13 transition lots.
14   I'm here to ask that if this project is
15 approved that the lots that surround Hillsdale are true
16 mirrored lot sizes of what's currently there.
17   I'd also ask that the housing be designated
18 as R-1. The reason for that, I think it will give the
19 Weiskopf group an opportunity to come in and actually
20 redesign a course that meets a championship-level or
21 tournament-level golf course. I've been lucky to play
22 golf my entire life.
23   I want to go with Ken on Monday, if you
24 have any extra room. I'm a good caddy.
25   The plan that Willowbrook has shown is very

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1 basic, I would say bland, not a tournament-style golf
2 course. I would say it's more similar to Eagle Hills
3 than maybe a Banbury or a Spurwing. I think that the
4 site lays itself out properly for some elevated and
5 planning of the golf course to take into accord some of
6 the land that they're not using to the southeast.
7   Also, the natural draws to the north of the
8 current Deep Canyon lend itself to par 3s or par 4s
9 similar to what's at Quail Hollow. All of these
10 things, I think, could be roughed out and looked at in
11 a different way.
12   The course, as it is right now, has 16 out
13 of 18 holes that are fronted on -- or both sides of the
14 hole have homes on them. I know that some of my
15 friends would be taking out windows at least every
16 nine.
17   Highway 16, I've been a canary in the coal
18 mine on this since I moved into the city of Star eight
19 years ago from the big city of Eagle. Highway 16 is a
20 killer highway. The environmental study has not been
21 completed. We hear rumors that it might be funded, but
22 it hasn't commenced.
23   The improvements and connections to Aerie
24 Way and Spring Valley to the east need to be vetted,
25 studied, and an actual plan to be presented to the City

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1 so they can understand what this transportation route
2 will look like in the future.
3   The transfer of BLM land and working with
4 the federal government is a time-consuming process, and
5 I come out of experience with that.
6   There is vested interest, I understand, to
7 develop to the north and to maintain the City's natural
8 progression to the north, as well as to our governor's
9 land that's between Chaparral and Deep Canyon for
10 future extension along that Purple Sage or Aerie Way
11 connection. This connection needs to be shown as an
12 actual plan to the City.
13   With that, I stand for any questions.
14   MAYOR CHADWICK: Okay. Thank you.
15   All right. We have Mr. Peter Albinsen.
16   PETER ALBINSEN: Mr. Mayor, Councilmen, my
17 name's Peter Albinsen. I live at 11951 West Lanktree
18 Gulch.
19   And I came in here as neutral. And after
20 hearing a lot of the very well done research a lot of
21 these folks have done, I am not at all neutral anymore.
22 It's -- it doesn't make any sense. And I've always
23 known that.
24   I came here 25 years ago. I'm a native
25 Idahoan. I just finally, you know, made enough money

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1 to buy some land. And everybody thought I was crazy,
2 because Star was just a little blinking light there at
3 the intersection.
4   And I was amazed to see the old farmers
5 sitting, you know, in their -- those little folding
6 chairs, you know in the Star Merc drinking the coffee.
7 And I'd just look at them and go, Wow, Pheasant
8 Hunters' Breakfast was coming and all these fun things.
9 And it was just really neat and special.
10   And, you know, it's just a little dopey
11 Idaho town. And it should stay that way. You know, we
12 don't have to be big boys here. We can have a nice,
13 little, country town and try to maintain some of that
14 rural feel, you know. We really ought to think about
15 it. A little -- just this is your chance to really be
16 the -- you know, not the -- I'm trying to think of the
17 word here. It's getting late. I should be in bed.
18   But it's really and truly your guys' chance
19 to, you know, keep Star and make it a real destination
20 type of place, not a destination place for people to
21 all come live, because when I was here, nobody was
22 here. And now you all are here, and it's changed
23 dramatically.
24   But the biggest thing is if you just look
25 at that land it should definitely be R-1 at the most,

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1 because development's going to happen. It's
2 inevitable. We all know that. It's just going to
3 happen.
4   This thing is a boondoggle of money, and
5 not a lot of real, you know, knowledge of what's really
6 going to happen, because they're kind of
7 crystal-balling it on a lot of things.
8   And Hillsdale, hills and dales and twisties
9 and turns, and it's gnarly. I drive 25 through
10 Hillsdale because I live in Monument, and the neighbors
11 look at me like, You're speeding, you know.
12   No, I'm going 25. Well, it seems like you
13 are because you got these quick, little turns and, you
14 know, it's -- it's just not meant for all of this. It
15 really isn't.
16   I have to pull out of Lanktree Gulch onto
17 Can-Ada, people come booming down that road, and they
18 can't see us up there, and they're hauling ass, and I'm
19 pulling out because it looks clear, and then bam, there
20 he is, deer in the headlights. Right? It just doesn't
21 make sense. Can-Ada Road is nuts.
22   And Lanktree Gulch, when I pull out of my
23 house it's a bunch of blind hills. When I was teaching
24 my daughter to drive, all I kept saying is "Blind hill,
25 blind hill. Watch it, watch it, watch it. Stay to the

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1 right. Come on."
2   You know, so we really ought to stick to
3 the R-1. And until there's adequate roads and smart
4 things --
5   MAYOR CHADWICK: Time is up. Thank you.
6   PETER ALBINSEN: -- all the roads north, far
7 north roads.
8   MAYOR CHADWICK: All right. Mr. Steve Burton.
9   STEVE BURTON: So did Council get my e-mail?
10 You guys have it?
11   MAYOR CHADWICK: Wait. Yes. It's in our
12 packet.
13   STEVE BURTON: Okay. So Steve Burton,
14 6915 Canyon Bend Court, Star.
15   I put myself down as neutral on this thing
16 because I think with a little tweaking the annexation
17 will be approved. I think what it's going to come down
18 to is the zoning. Will the old Comprehensive Plan hold
19 up to the new Comprehensive Plan. But eventually it's
20 going to get approved.
21   So I just wanted to kind of -- on what
22 Michael Keyes was just talking about, the
23 transportation plan is really the one that's -- I think
24 needs to be talked about a lot more. You're -- the
25 $10 million mitigation fees, I don't know how that's

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1 going to get broken out. I don't know how much the
2 roads are going to get out of that. It seems like
3 that's a small amount.
4   And the primary concern I have with the
5 transportation plan, it really talks about, well, what
6 is needed once all this is built out. What should the
7 roads look like?
8   Well, I think the more immediate concern is
9 what kind of traffic plans are going to be in place
10 during construction? It always seems like that's when
11 the biggest problems arise is during construction you
12 got all the road closures and whatnot. How do you get
13 around?
14   And when I look at the plans for the roads,
15 you have the road going through the BLM. You have the
16 Wing Road addition. Those are all new roads. You
17 install those, there shouldn't be as much interference
18 with traffic.
19   But the big one's Can-Ada. And the way I
20 look at it, it looks like you're going to put a sewer
21 down there. Are you going to put water down there?
22 Are you going to widen it to five lanes? That road's
23 going to be out for at least a year.
24   So what is the plan? How are you going to
25 make accommodations for the people that live to the

1 north and northwest of this development?
2   And I'm suggesting that, you know, things
3 have to be rerouted down to Highway 44. You could do
4 it on Lansing Road. You could do it on Blessinger.
5 There's lots of options there. But those have to be
6 considered, and those have to be part of the cost, part
7 of the mitigation before you'd approve the annexation.
8   There's some way you have to get off of
9 those roads, and safely. If you -- if you go down
10 Highway 44, you have to cut the speed limits down to
11 35. People trying to make a left-hand turn onto 44,
12 they're taking their life in their own hands with
13 traffic at 55. So that has to be part of the plan.
14 What are you going to do during construction?
15   Another concern: We just had bad
16 experiences with Thunder Ridge and then the
17 developments down on Purple Sage. Big trucks coming
18 through on Purple Sage speeding, using their
19 compression brakes. Those are the kind of things I
20 think we need to put in the plan to mitigate those
21 safety and noise concerns so that -- you know, people
22 that have to live with that day in and day out, it's a
23 real nuisance, and it's just a real problem.
24   So those are things I hope you consider as
25 you go forward on this.

1   MAYOR CHADWICK: Okay. Thank you, sir.
2   Let's see. We got Nita Metro.
3   ANITA METRO: Good evening and thank you for
4 giving me this opportunity to speak to you. My name's
5 Anita Metro. I live at 9069 North Spangler Place in
6 the Willowbrook Estates just north of this development.
7 We are right off of Chaparral right on the other side
8 of the governor's family's land, right west of Firebird
9 Raceway.
10   The thing that brought me here tonight I'll
11 hit first, and that's my concern about the water. I
12 heard that their plan is to dump their excess treated
13 water into the aquifer that I drink out of. If that
14 water is so good, put it into your homes. You drink
15 it. I don't want it.
16   I want my organic water that is filtered
17 naturally through the soil and rocks so that it picks
18 up natural minerals that are good for my body. Your
19 chemicals are not. I don't want them. And I'm not the
20 only one that lives on this.
21   Our entire neighborhood relies on that
22 aquifer. We're at 250 feet, so we're the most shallow.
23 The entire neighborhood is at, I think, 300 or 350.
24 And the governor's land is at 400 feet deep.
25   So you're impacting a lot of people by just

1 openly dumping your chemical water into our drinking
2 water. So please don't do it.
3   The other things I've heard tonight that
4 kind of concern me: One, nobody's brought up. You're
5 talking about eventually developing the BLM land, and I
6 know that will happen. But I just want to point out,
7 because I have seen businesses taken out before because
8 of development of housing getting near them.
9   And I'm talking about Firebird Raceway.
10 They've been here since 1968. They're a great
11 business. They -- they are an economic boom. This
12 golf course is not. They're presenting it to you like
13 a golf course is going to bring you in so much money.
14 Think again. It's a bad location.
15   Just like they said, there's nothing here
16 to support it. There's no hotels. The roadways don't
17 support it. There was an equestrian center that closed
18 because there's not enough infrastructure to support it
19 right there to the west of this. So this is not the
20 boom they are presenting it to you as. So please
21 consider that.
22   And when you go to develop for future,
23 please think about Firebird Raceway. We like it. And
24 they -- people will move in around it, and then they
25 will complain about the noise as if they have more

1 rights than the people at Firebird. So take that into
2 consideration.
3   Please keep this rural. Please keep it
4 R-1. I grew up here. I left to go into the military.
5 I served 20 years. I came home to my country home.
6 And all I've seen it do is explode, and it's just
7 killing me.
8   We bought 5 acres out here so that we could
9 enjoy our older years and have cattle and pigs and
10 chickens. And you put this kind of housing in around
11 us, they're not going to like the smell of it. They're
12 not going to like our roosters crowing. They're going
13 to complain.
14   Where's my life? It's gone.
15   MAYOR CHADWICK: Thank you. All right. That is
16 it that signed up to speak.
17   We'll have the applicant come up. You have
18 15 minutes -- did you get that? Did you change
19 that? -- to rebut the testimony.
20   At this time Council can ask questions of
21 the applicant as well.
22   DEBORAH NELSON: Thank you, Mr. Mayor, Members
23 of the Council. Obviously a lot to respond to. I'll
24 do my best to kind of consolidate comments for you.
25   I'll start with the traffic. Obviously a

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1 big concern. And we already addressed a bit of this in
2 our presentation, but I want to try to respond to as
3 many of the comments as I can.
4   Mr. Moore said at the beginning that the
5 applicant had proposed to widen Deep Canyon and
6 Lanktree to five lanes. That's not the case. We
7 didn't propose widening of this road even to three
8 lanes. So that's just not accurate or reflective. You
9 can see that in the TIS.
10   He then said there was no alternative to
11 that plan when it failed. And that's also not the
12 case. The TIS did have to evaluate mitigations to
13 avoid impacts to those roads. That is specifically
14 addressed by extension of Wing Road and the new
15 connection of Aerie Road to provide those alternatives,
16 improvements to Can-Ada also provide alternatives with
17 trip distribution. Again, the protection is in place
18 for these local roads from ACHD's conditions to enforce
19 their local standards.
20   Mr. Ben Shields said that the TIS doesn't
21 consider commercial development. That was repeated by
22 a few others. That's also not accurate. The TIS does
23 consider commercial uses, both within the golf course,
24 they use the ITE standards for transportation trip
25 generation standards, which define golf course to

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1 include the restaurant and the pro shop and the bar,
2 similar to City code.
3   Also, separate from that they studied
4 additional commercial uses outside of the golf course.
5   There was a comment by Ms. Germaine that
6 the traffic did not consider internal roads in the
7 Hillsdale neighborhood. That's also not correct. The
8 TIS studied all of the road segments within Hillsdale.
9   A similar comment was made by Ms. Shields
10 that the TIS was only conducted on Lanktree and
11 Can-Ada. The TIS actually studied 19 off-site
12 intersections and 23 roadway segments. It's very
13 broad, that the scope of it was set by COMPASS. It
14 uses COMPASS' growth rates.
15   That was another complaint, that the growth
16 rates weren't accurate. We didn't use our own. We
17 have to follow what's set forth by COMPASS, which is
18 done in concert with all of the municipalities and
19 counties in the area.
20   Mr. Keyes, former councilman, said that
21 it's definitely in the City's best interest to maintain
22 this growth path to the north. And we agree. And
23 that's a lot of what the commenting agencies recognized
24 and a lot of what the mitigation focuses on is those
25 key north-south routes. Not putting traffic onto local

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1 roads that exist, but finding the ways to get those
2 north-south connections. That's going to help the City
3 overall, all City residents. Not just this project.
4   I'm turning to a few other maybe services,
5 water issues, miscellaneous services issues and
6 infrastructure.
7   Mr. Jim Junge asked about where the lift
8 station line would go. That will be within the public
9 right-of-way along Can-Ada.
10   There was a comment by Mr. Richardson about
11 concern, and expressed by others, too, in written
12 comments, about -- about water impacts to their wells.
13 Obviously, that has to be carefully evaluated. IDWR
14 has to approve any new wells. That goes through a
15 process. There's a public hearing or administrative
16 process that's participated in that, if somebody
17 objects to that well application. And so that does
18 have to be carefully considered.
19   Star Sewer and Water District, these will
20 be their wells. To the extent there's wells to serve
21 them, they're their wells. Everything has to follow
22 their standards as well.
23   There is existing water rights already. So
24 the irrigation rights that serve the project are
25 sufficient to cover the needs of the project, even with

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1 the golf course. So there won't be additional
2 withdrawals coming from the property to serve the
3 project that's proposed before you.
4   Star Sewer and Water District also has
5 sufficient water rights to serve the project. So any
6 new wells are simply to address the point of diversion,
7 not to increase the water diversion rate.
8   There's comments about the water quality.
9 And that's -- you know, it was also raised in the
10 written comments. And we addressed that a little bit
11 already. Just want to remind everybody that this is
12 treated water that is used for reuse. It is class A
13 water. You can actually use class B water, not treated
14 as well, for land application. But this is fully
15 treated water. The same water that's treated by your
16 Star Sewer and Water District and clean enough to put
17 into the river under an EPA NPDES permit.
18   So this is water that instead of losing the
19 value of it just going downstream, we'll have an
20 innovative opportunity to reuse it in a way that will
21 reduce impact on the aquifer from having to withdraw
22 that water to irrigate, which is what's happening now.
23 And what would happen if we didn't have that innovative
24 solution?
25   It was in -- it's in your Comprehensive

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1 Plan. I put up that goal, to reduce groundwater
2 consumption and impacts through use of treated
3 wastewater. It's exactly what you've called for to
4 happen.
5 Obviously, all of the water-quality
6 standards have to meet DEQ standards. There can't be
7 anything that isn't done in accordance with all of
8 those laws.
9 There was a comment about police service by
10 Ms. Yanecko and talked about levels of standard --
11 national levels of standard 2.4 and 3.5. I don't know
12 what her sources are for that. But, you know, your own
13 sheriff and police department did set forth the current
14 and target level service for police here.
15 The current level of service is .73 per
16 thousand population. The City's target level of
17 service is one per thousand. That's similar to other
18 surrounding cities that have the same target.
19 And like Ms. Yanecko and other residents
20 that are -- that actually live in Star, you know, the
21 residents in Willowbrook will be paying property taxes
22 to the City for these services. They will also be
23 paying impact fees that contribute to capital
24 improvements. And the City of Star has been proactive
25 to address public service by requiring an additional

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1 mitigation fee that will also be paid to cover the
2 personnel costs associated with these kinds of service
3 providers.
4 There was quite a bit of discussion about
5 process. So I'll try to address some of that. The --
6 Ms. Germaine, the attorney for Hillsdale HOA, talked
7 about the Development Agreement not meeting the
8 requirements the way it was submitted to the City of
9 what's actually required.
10 I think she is citing to an old section of
11 code when she says that it must -- it's required to be
12 submitted with an application. The applicable code
13 says that the City may require a Development Agreement,
14 which is, my understanding, expected here. And we are
15 volunteering that as well. We're asking for that to go
16 along with the requested zoning.
17 It also says that it may include a concept
18 plan. We have provided that as well. Regardless of
19 whether it is required or is optional, we have provided
20 a draft Development Agreement for your consideration.
21 We used the City's standard form and provided that.
22 Obviously all the terms and details and conditions are
23 subject to your approval and conditions that are
24 imposed on us. But the process has been followed to
25 submit that.

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1 There was also a discussion -- a comment by
2 Ms. Germaine that there was new information presented
3 this evening where we asked for the change in condition
4 number two to include the restaurant and the bar within
5 the golf course, saying that that was the first it had
6 been heard of and the staff didn't have an opportunity
7 to weigh in on that.
8 But that's not accurate. Our narrative
9 submitted in June of '22 states on page 2, "This
10 application seeks approval of the golf course only,
11 which will include a restaurant, bar, and pro shop and
12 retail incidental to the golf course uses." The staff
13 report also addressed it.
14 And so it was asked for specifically to
15 include the bar and restaurant, staff has a reason of
16 approval. We're asking for a slight modification to
17 that to make sure that we can bring the bar and
18 restaurant forward, consistent with the City's
19 definition of golf course uses. And it has been
20 analyzed in our TIS.
21 There was a lot of discussion about the
22 golf course. Some people seem to want more amenities.
23 Some people want fewer. You know, there's a request
24 not to have commercial with it, that they're concerned
25 about commercial, concerned that the golf course itself

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1 is a commercial use, and yet others -- the ski resort
2 was new. Want it more amenitized. And so I think that
3 it's -- it's appropriate to kind of think about what's
4 coming here.
5 You have a nationally-acclaimed golf course
6 designer who has put forth a design for your
7 consideration for a quality golf course. It does fit
8 within the property. It's appropriate based on the
9 analysis that's been done. It has the right level of
10 amenities to serve that golf course, based on the
11 experts that have weighed in on that and studied it
12 carefully.
13 It will have shopping. It will have the
14 restaurant and bar. It will have parking. It will
15 bring an opportunity for business. It is a business.
16 People are right to point that out. It is a commercial
17 use. I've heard the Mayor and Council comment
18 frequently on how you'd like to add more businesses in
19 the community to make sure you're increasing your tax
20 base. It does that.
21 At the same time it provides this natural
22 resource and recreational opportunity for the public to
23 use. We're not trying to create something that isn't
24 accessible to the actual residents in the area and the
25 public to use.

1   The density and transition, it's obviously
2 very important, and that was discussed quite a bit.
3 You know, the bulk of Hillsdale was the most of the
4 comments here, and the bulk of those lots, especially
5 that those that front us, are about 1 acre. And I know
6 there was a comment that lots range from 1 acre to
7 10 acres. That's not Hillsdale. That's considering
8 other lots on the other side of the development that we
9 already -- that were pointed out with Monument Ridge
10 has three lots. The bulk of these lots are about
11 1 acre.
12   Half acre, as recommended by your planning
13 staff, is an appropriate transition to 1 acre. 1 acre
14 matching it perfectly isn't a transition. When you've
15 got that range that's built into your code that talks
16 about half to one is appropriate, the one is
17 appropriate for much larger lots that you're next to.
18   We're -- we're proposing denser, smaller
19 lots to preserve open space for the golf course, to
20 preserve open space in addition to the golf course, to
21 create that opportunity to manage sprawl. That's one
22 of -- that's a part of your Comprehensive Plan. It was
23 cited by one of the neighbors as problem with our
24 density. But that's exactly what that does when you
25 provide appropriate density.

1   We've concentrated smaller lots around the
2 golf course, around the commercial, because it's
3 walkable. That's also called for in your Comprehensive
4 Plan. And that's what that manages with that external
5 boundary that has the half-acre lots, appropriate next
6 to the 1-acre lots.
7   In a southwest area, as we pointed out on a
8 slide, given the significant setbacks to those homes,
9 given the proximity to our internal uses with the golf
10 course and commercial, we ask for those to be buffered
11 with landscape buffering, which is also appropriate and
12 allowed in your code.
13   Lots of discussion about property rights,
14 following the law, following the planning code. We
15 couldn't agree more with all of those points.
16   The process has been followed here. You
17 have the opportunity with -- the staff report has
18 outlined this, has analyzed this very carefully. The
19 application before you meets the standards in your
20 Comprehensive Plan and your code. The process is
21 appropriate. You have all the protections in place to
22 allow the development that's being asked for and
23 nothing more, and to continue to monitor this, approve
24 this, as appropriate, as it progresses.
25   This is -- the density has already been

1 reduced. We didn't come to you with a high level
2 expecting a compromise. It has been reduced already,
3 as we described. We removed the townhomes. We've met
4 your requirements for transitional lots. This new
5 number is what is needed to support the significant
6 amenity that's being -- that's being requested.
7   Everyone wants to be the last in to the
8 city, and it's hard to have growth happen around them.
9 But we are asking for approval of something that we
10 believe will benefit the citizens and the adjacent
11 neighbors and the County, and will benefit the City
12 with significant economic rewards.
13   So thank you for your time and
14 consideration. I stand for further questions.
15   MAYOR CHADWICK: Okay. At this time Council can
16 ask the applicant questions.
17   Do we have some questions?
18   COUNCILMAN HERSHEY: Mr. Mayor.
19   MAYOR CHADWICK: Councilman Hershey.
20   COUNCILMAN HERSHEY: I have a lot. I just
21 don't --
22   MAYOR CHADWICK: [Unintelligible.]
23   COUNCILMAN HERSHEY: I just don't have them
24 together.
25   MAYOR CHADWICK: Just start.

1   COUNCILMAN HERSHEY: Well --
2   MAYOR CHADWICK: You may answer some of the
3 others' questions.
4   COUNCILMAN HERSHEY: Are we asking questions or
5 are we asking -- are we -- I thought we weren't going
6 to do that part tonight.
7   MAYOR CHADWICK: No. Tonight is through this.
8 The deliberation of the Council will happen on the
9 20th.
10   COUNCILMAN HERSHEY: Right. Will they still be
11 able to be spoken to at that time?
12   MAYOR CHADWICK: No. Not if we close the
13 hearing tonight.
14   COUNCILMAN WHEELOCK: No, I don't want to close
15 the hearing tonight.
16   COUNCILMAN HERSHEY: Yeah, I don't want to close
17 the hearing, then.
18   MAYOR CHADWICK: We can talk about that when we
19 get closer to 11:30 when we're done.
20   COUNCILMAN WHEELOCK: Okay.
21   MAYOR CHADWICK: But we need to ask questions of
22 the applicant at this time. I will start, then.
23   COUNCILMAN WHEELOCK: I'm not against starting.
24 I just don't want to --
25   MAYOR CHADWICK: Yeah. No, that's all right.

1 I'll get going.
2   I just want to go back to the water issue
3 up there real quick. The Star Sewer -- we have what,
4 Ms. Nito [phonetic], is that the name, I believe? --
5 was talking about -- which kind of piqued my interest,
6 and I had to grab The Star Sewer and Water District's
7 information.
8   The intent is not to directly inject
9 wastewater that's cleaned directly into the aquifer;
10 correct?
11   DEBORAH NELSON: Mr. Mayor, that's correct.
12   MAYOR CHADWICK: It's going to be placed on the
13 surface and go through the same filtration process as
14 other water?
15   DEBORAH NELSON: That is correct.
16   MAYOR CHADWICK: Okay.
17   COUNCILMAN WHEELOCK: As rain.
18   MAYOR CHADWICK: Similar as rain, correct.
19   So then when I look at the water rights
20 thing that Star Sewer and Water put on here, it says
21 that "Willowbrook Development currently has 21.33 cubic
22 feet per second of diversion water rights. This water
23 right is currently utilized mainly for irrigation water
24 for existing fields. As part of the Annexation
25 Agreement, Willowbrook will be required to transfer

1 5 cubic feet per second to the District for utilization
2 to the District for District customers. For reference,
3 the District currently has 14.53 cubic feet of total
4 water rights reserved, but only uses 7.22 cubic feet of
5 water rights for 6,000 existing homes. The additional
6 5 cubic feet of water rights transferred to the
7 District will provide the District with more than two
8 times the amount of water rights required to serve the
9 proposed 1,094 new homes included within the
10 Willowbrook application."
11   So what's going to happen to the other 17
12 water rights that are not going to be transferred to
13 the Sewer and Water District?
14   DEBORAH NELSON: Mr. Mayor, Members of the
15 Council, I -- I don't know exactly what they'll all be
16 used for. They can be used for any irrigation
17 that's -- they're rightfully approved for. But at
18 this -- the plan for serving this development is Star
19 Sewer and Water District.
20   MAYOR CHADWICK: Right. But the additional --
21 so I guess where I'm going with this, this additional
22 17 cubic feet, are you going to be utilizing that
23 17 cubic feet for irrigation until you run the lines
24 from sewer and water to bring that clean water up?
25   DEBORAH NELSON: I'm going to let others answer

1 this for you.
2   NATE MITCHELL: Yeah. So -- so the water -- the
3 5 cubic feet per second is going to be required by Star
4 Sewer and Water District, like you talked, is
5 sufficient to serve the domestic use. We still retain
6 those other water rights that can be used to irrigate
7 before the reuse program or to irrigate -- we can
8 transfer the diversion point to other pieces of
9 property.
10   MAYOR CHADWICK: Require -- say that last part
11 again? I'm sorry.
12   NATE MITCHELL: We can -- there's a process that
13 we could divert those two other parcels that
14 Mr. Phillips owns in other parts of the county or --
15 they're a legal water right that he owns.
16   MAYOR CHADWICK: Okay.
17   NATE MITCHELL: He's willing to obviously donate
18 what's required of him to serve this project plus for
19 the Star Sewer and Water District. But --
20   MAYOR CHADWICK: So is there -- I'm just
21 throwing this out there on there.
22   Is there a possibility to transfer 5 of
23 those cubic rights to Willowbrook -- I mean to
24 Hillsdale, considering the issues that they have with
25 their water? I don't know how that works. I'm just

1 asking.
2   NATE MITCHELL: He's -- he's already transferred
3 what was considered by the water experts to be
4 sufficient for Hillsdale's domestic water use.
5   MAYOR CHADWICK: Uh-huh.
6   NATE MITCHELL: I -- there could be --
7   MAYOR CHADWICK: I mean it's something to
8 consider.
9   NATE MITCHELL: They're not going to be given to
10 them. They could be bought.
11   MAYOR CHADWICK: So -- but I mean I get it.
12 Just looking at the extra water rights that are there
13 in that area. So okay. That answers that question for
14 me. Thank you.
15   And then when we talk about the half-acre
16 lots surrounding the existing Willowbrook -- I'm sorry,
17 existing Hillsdale, previously, I think it was brought
18 up, we went with 1-acre lots at that time. So I'd be
19 more amenable to have 1-acre lots like we'd had in the
20 past, because our code does say half acre to 1 acre;
21 right? I know half acre is on the bottom end, but the
22 1-acre lots would give you have more of the lot line
23 matches that you need to create that buffer zone when
24 you go into the smaller lots on the interior.
25   NATE MITCHELL: So I believe in the last five or

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1 six years that the numerous public meetings we've had,
2 I've committed to two things: 1-acre lots around the
3 existing 11 lots that are on the east end. We got a
4 48-acre parcel, and we've shown those as 1-acre lots
5 that we've committed to.
6   MAYOR CHADWICK: Right.
7   NATE MITCHELL: And I know there's some
8 inconsistency in this with that concept plan, but we
9 would also commit to matching lot lines, not matching
10 lot sizes.
11   MAYOR CHADWICK: Matching lot lines on --
12   NATE MITCHELL: We've said out loud in the past
13 that we will make --
14   MAYOR CHADWICK: Okay.
15   NATE MITCHELL: -- one neighbor to one neighbor.
16   MAYOR CHADWICK: Okay. So that's not an issue,
17 then.
18   And then when we come to that driving
19 range, you talked about the buffer area for -- it looks
20 like you're removing houses, I think, and putting in a
21 buffer area of landscape along Monument Ridge, I think
22 it is; is that correct?
23   NATE MITCHELL: Correct.
24   MAYOR CHADWICK: So what does that look like?
25 What's --

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1   NATE MITCHELL: So -- so the line of lots on the
2 southwest portion that border the Monument Ridge lots
3 we've discussed, I know with at least one neighbor,
4 creating a large landscaped berm.
5   MAYOR CHADWICK: Oh, gotcha. Okay.
6   NATE MITCHELL: Right. So still have a walking
7 path in it, but something that would transition over to
8 the houses that -- where your -- a sound barrier and a
9 visual barrier.
10   MAYOR CHADWICK: Okay. All right. Thank you.
11   NATE MITCHELL: That obviously meets the code
12 and the intent of the Comp Plan.
13   MAYOR CHADWICK: I got to cough.
14   NATE MITCHELL: It's going to be loud.
15   MAYOR CHADWICK: All right. Any other questions
16 of the Council right now at this time?
17   NATE MITCHELL: Yeah. Thank you.
18   MAYOR CHADWICK: Yes, ma'am.
19 Councilwoman Salmonsen.
20   COUNCILWOMAN SALMONSEN: So we haven't talked
21 about this, amenities very much, for -- besides the
22 golf course.
23   So can you just throw us what you're
24 thinking for amenities.
25   DEBORAH NELSON: Mr. Mayor,

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1 Councilmember Salmonsen, yes, I'll start it and Nate
2 can add on anything.
3   As you know, that will come up with the
4 preliminary plat and planned-unit development
5 specifically.
6   COUNCILWOMAN SALMONSEN: Yes.
7   DEBORAH NELSON: And we will meet the 15 that
8 are required under code. We expect that to include
9 clubhouses and pocket parks and natural open-space
10 areas with trails.
11   Did I miss anything?
12   NATE MITCHELL: No. And we show some of that on
13 this conceptual plan. They're not really well called
14 out. But we've left areas in the denser housing areas
15 for clubhouse amenities like the -- not committing to a
16 swimming pool, but the options have been talked about
17 with different clubhouse options, similar to what
18 you're seeing in your other developments in the city.
19 Tot lots.
20   And then specifically on the natural open
21 space to the north, trail systems, parking lots, access
22 to the BLM ground to the north to make it actually more
23 usable so Mr. Keyes can go shoot his guns easier.
24   MAYOR CHADWICK: So can I go back to the amenity
25 thing?

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1   DEBORAH NELSON: Yeah.
2   MAYOR CHADWICK: I just -- did you talk about --
3 you're going to put -- is parking along that Aerie Way
4 going to be part of -- considered an amenity in this?
5 When you create parking for horse trailers and things
6 like that to the BLM land.
7   NATE MITCHELL: That will be part of the process
8 with BLM, to allow for some equestrian area access up
9 there. But we're also talking about doing it down --
10   MAYOR CHADWICK: More south path?
11   NATE MITCHELL: -- down in the development
12 along -- on our property to allow trailhead access that
13 would go up through the draws to the north into the
14 BLM.
15   MAYOR CHADWICK: Okay. Thank you.
16   Any further questions right now of the
17 applicant?
18   COUNCILWOMAN SALMONSEN: Somebody else can go.
19 I might have more.
20   MAYOR CHADWICK: Councilman Wheelock.
21   COUNCILMAN WHEELOCK: Sure. So looking through
22 my notes, you're committing to matching one to one on
23 every -- all the Hillsdale lots; is that correct?
24   NATE MITCHELL: Yes. One to one. Not matching
25 lot size, but matching --

1 MAYOR CHADWICK: Lot lines?

2 NATE MITCHELL: -- lot lines, correct.

3 MAYOR CHADWICK: So what does that mean for

4 sizes, I guess? What does that look like? A minimum

5 of a half acre.

6 NATE MITCHELL: Your condition already suggests

7 a minimum of a half an acre that we'll comply with, and

8 we'll also adjust the lots to where they arranged were

9 matching property lines.

10 MAYOR CHADWICK: Okay.

11 COUNCILMAN WHEELOCK: Skinnier -- skinnier

12 1-acre lots or skinnier half acre to a 1-acre lot?

13 NATE MITCHELL: So when you say "skinnier," we

14 would, at a minimum, put a half acre to 1-acre lot, and

15 it would be just as wide.

16 MAYOR CHADWICK: Okay. Further questions?

17 Councilman Wheelock.

18 COUNCILMAN WHEELOCK: Yeah, I have a question

19 about the easement up Wing.

20 Can you tell me what that looks like? And

21 we had a citizen that talked about --

22 NATE MITCHELL: Yeah, I don't know --

23 UNIDENTIFIED SPEAKER: -- easement that's turned

24 into a road.

25 NATE MITCHELL: I don't know if Cash is -- I

1 don't know if Cash is still here.

2 So there's two items to discuss there.

3 There is -- Mr. Phillips does own an easement to a

4 piece of property north of his house for access to that

5 piece of property.

6 COUNCILMAN WHEELOCK: Yes. We talked about

7 that.

8 NATE MITCHELL: There is also an underlying

9 closed public right-of-way that ACHD owns. So ACHD

10 already owns right-of-way through his property to

11 extend Wing Road. We'd have to go back to the staff

12 report from the 2018 application, but it is identified

13 there that ACHD owns everything except for the last

14 10 feet.

15 So there's a right-of-way that's on his

16 property and on Mr. Phillips' property to the north

17 that goes to within 10 feet of the Hillsdale boundary

18 that Mr. Phillips owns and would dedicate that last

19 10 feet of right-of-way. So there -- the easement is a

20 separate legal document from the existing right-of-way.

21 COUNCILMAN WHEELOCK: Was that a shock to him

22 that that's going to be turned into a road?

23 NATE MITCHELL: It's been being talked about for

24 five or six years, so I don't -- I mean he'd have to

25 tell you whether it's a shock to him or not. It

1 obviously has an impact to his property and his house.

2 MAYOR CHADWICK: Okay. Further questions of the

3 applicant?

4 COUNCILMAN WHEELOCK: Well, I can keep going.

5 MAYOR CHADWICK: Keep going. You got questions,

6 keep asking, Councilman Wheelock.

7 COUNCILMAN WHEELOCK: I still want to gather my

8 thoughts truthfully.

9 But what's your plan for the construction?

10 I'm curious about the phasing plans that are there.

11 NATE MITCHELL: Your staff report says no

12 connection to Deep Canyon. That doesn't mean that you

13 can't get in your crane and drive up there to lift

14 something up for somebody and use Deep Canyon. That's

15 your choice you're going to have to make.

16 But for the golf course, they're suggesting

17 a private driveway off of Can-Ada. So it's all on our

18 property to come off of Can-Ada.

19 COUNCILMAN WHEELOCK: So it will go all off of

20 Can-Ada.

21 NATE MITCHELL: Yeah.

22 COUNCILMAN WHEELOCK: -- down -- down that hill.

23 What -- what Can-Ada mitigation -- what

24 Can-Ada changes are going to happen with that steep

25 hill, or do you have any plans for that? Is that

1 something that you guys have to deal with? Let's talk

2 about it.

3 NATE MITCHELL: Yeah. And I could -- Jamie, you

4 want to address kind of what the TIS contemplates for

5 Can-Ada?

6 I do know ACHD has a couple of

7 site-specific conditions in your staff report as well

8 for improvement to Can-Ada.

9 COUNCILMAN WHEELOCK: Just nice to have it

10 publicly talked about. I went around that cement spill

11 for years that was in the middle of Can-Ada because

12 it's so steep.

13 DEBORAH NELSON: Canyon County Highway District

14 actually has the specific comments about Can-Ada

15 improvements, and it does discuss the realignment

16 issue.

17 So, Jamie, if you want to add to that.

18 MAYOR CHADWICK: State your name and address,

19 please.

20 JAMIE MARKOSIAN: Yep. Thank you.

21 Jamie Markosian, Kittleson & Associates,

22 101 South Capitol Boulevard, Suite 600, Boise, Idaho.

23 Mr. Mayor, Council, the Can-Ada Road

24 improvements would consist of a few things. Number

25 one, capacity for traffic.

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1   And number two, a physical regrading of
2 those steep hills. That would occur to mitigate
3 speeds, increase safety performance, and allow for
4 better site distances along Can-Ada Road.
5   You know, our TIS indicates those are some
6 potential mitigations, obviously with future TIS
7 requirements on any future plat submittal. Those
8 mitigations would be addressed in full and in complete
9 based on those various applications and the content
10 within each of those.
11   COUNCILMAN WHEELOCK: That didn't help me.
12   JAMIE MARKOSIAN: Okay.
13   COUNCILMAN WHEELOCK: I'm honest. Because I
14 want to know that -- the golf course is going to impact
15 that road. We all know it. The houses are going to
16 impact that road.
17   As you incrementally grow this project, if
18 you grow it small enough, slow enough, does nobody ever
19 say you've impacted it enough to change that whole
20 road? Where does that line draw? Does that make
21 sense? If you do this as a trickle --
22   JAMIE MARKOSIAN: Uh-huh.
23   COUNCILMAN WHEELOCK: -- "Oh, it's not us that's
24 making the change. Its somebody else. It's coming
25 from the Canyon County side that we sold off." But

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1 nonetheless, we're all impacted by it.
2   I'm curious what that looks like in
3 realtime, I guess.
4   JAMIE MARKOSIAN: Did you have something?
5   DEBORAH NELSON: I can [unintelligible], and
6 then Jamie can jump in on anything.
7   So very fair comment. So I think that's
8 part of why the staff -- the planning staff has
9 required us to come in with the very first preliminary
10 plat with the phasing plan, and the transportation
11 agencies are asking for a specific update to the
12 transportation plan to match that phasing -- to the TIS
13 to match that phasing so that you do have the full,
14 long-term vision now.
15   So we did the full traffic study so you can
16 see the scale of improvements. Those aren't all
17 attributable to the project. Right? There's a lot of
18 improvements that are already needed on these roadways.
19 But the project is contributing and will -- and will
20 continue to contribute with each phase.
21   So part of what they'll do with each of
22 these phasings is determine what is the development
23 requiring to be done? Are we ahead of improvements
24 that are being made to that road that are already
25 planned and funded? And what is our proportionate

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1 share?
2   Canyon County Highway District's comments
3 already take a stab at that. ACHD wants to do it with
4 the preliminary plat phasing. But all of the agencies
5 will have to weigh in on our updated plat.
6   So we will have to take it on with each
7 phase, but it will be set at the beginning how that
8 phasing plan will roll out.
9   The only small ask now is for the golf
10 course. The traffic study did consider a golf course
11 only. And that was the 526 trips per day. And that
12 does not trigger a traffic study by itself. It will
13 not trigger these mitigations. None of the
14 transportation agencies are requiring that be done
15 before that piece proceed.
16   So I hope that tries to answer your
17 question, that we're not going to come in with the
18 first preliminary plat and say, okay, now we're not
19 going to do any road improvements. That's going to
20 have to be mapped out with the updated traffic study,
21 with the buyoff from the transportation agencies, just
22 like they've done now to look at the whole and say,
23 okay, we agree with your traffic study. They accepted
24 the traffic study.
25   But exactly how those improvements are

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1 applied to this project and in what time frame happens
2 with the updates with the platting.
3   COUNCILMAN WHEELOCK: So what does -- how do
4 we -- how do we -- if we're approving this with just
5 the golf course and the 560 trips, whatever that is,
6 how do we approve this without knowing what the phases
7 are of the future of the whole plan? That's a huge
8 difference in impact that makes this easier to say,
9 yeah, that makes sense. And we don't know where we're
10 going yet.
11   DEBORAH NELSON: Well, you do have an idea of
12 where you're going because you have this full traffic
13 study that normally isn't required until you have a
14 development application. But instead we can't proceed.
15   So if you're worried about that we would
16 just come in and do the next portion and we do the next
17 portion, we cannot do that without getting your
18 approval. So we have to come back to you. So no
19 residential can continue.
20   NATE MITCHELL: I think it's also important to
21 note when we say we're coming back with preliminary
22 plat, it's not going to be multiple preliminary plats.
23 It will be for the entire development, that we'll have
24 a detailed phasing plan with it that your
25 transportation agencies will give you the control

1 you're asking for.
2 COUNCILMAN WHEELOCK: Yeah. When does that
3 come, is what I'm asking?
4 DEBORAH NELSON: Two years.
5 UNIDENTIFIED SPEAKER: [Unintelligible.]
6 MAYOR CHADWICK: Hey. No. Please.
7 NATE MITCHELL: It will -- if we get the
8 conceptual approval and agreements on layouts and
9 matching lots and everything else we're talking about
10 in this Development Agreement, we'll start on the
11 engineering of that immediately.
12 It's -- it's a large development that needs
13 to be -- so when we bring you a preliminary plat, we
14 basically have to have construction drawings done,
15 grading plans done for individual lot pads, things like
16 that. It's going to take two years to build a golf
17 course.
18 At the same time we would hope to have back
19 in front of you, inside of that two-year period, those
20 preliminary plats so that we can -- as the golf course
21 matures, we can start building lots and selling houses
22 on it.
23 But the first -- the next step after what
24 we've asked for now would be a PUD and a preliminary
25 plat that's going to have a detailed phasing plan in it

1 that the agencies all have to agree to is reasonable.
2 And that's when they determine when each mitigation is
3 required.
4 ITD will have to determine, ACHD, Canyon
5 Highway District No. 4 will have to determine when they
6 want what improvements made.
7 MAYOR CHADWICK: So can I just take it back off
8 that?
9 Sorry, David.
10 COUNCILMAN HERSHEY: Please.
11 MAYOR CHADWICK: When I look at the CHD 4 letter
12 that came, and when we're talking traffic mitigation on
13 Can-Ada Road, the first thing they talk about is the
14 intersection of 44 and Can-Ada that says "Intersection
15 currently operates on a level service of F in the P and
16 peak hour. CHD recommends approving improvements
17 providing a level service of D or better shall be
18 operating prior to issuance of building permits for any
19 phase of the development."
20 So when we're looking at this -- when I'm
21 looking at this -- and I believe ITD said something
22 similar in here about that same intersection. If
23 that's the very first thing that we're dealing with, I
24 think it needs to be in here that before you do
25 anything on the golf course, or simultaneously, either

1 way, that we do a lighted intersection at Can-Ada and
2 44 with a latecomer's agreement for future developments
3 that are going to come along that corridor.
4 COUNCILMAN WHEELOCK: If that's part of the
5 Phase 1 is --
6 MAYOR CHADWICK: Well, this is telling me -- I
7 guess this is telling me prior to the issuance of any
8 building permits -- well, the golf course is going to
9 have some building permits; correct?
10 NATE MITCHELL: The clubhouse would require a
11 building permit, correct.
12 MAYOR CHADWICK: Yeah. So I mean we would have
13 to have traffic mitigation done at intersection 44 and
14 Can-Ada. None of these guys talk about anything from
15 Can-Ada going up the hill to the golf course. I'm
16 sorry, from 44 going up. That's the challenge. I
17 think that's what he's referring to is that hill coming
18 down.
19 What's the plan to fix that so it can
20 handle all this traffic?
21 COUNCILMAN WHEELOCK: So that we don't have an
22 accident in the preliminary construction Phase 0001.
23 DEBORAH NELSON: So I guess one comment that I
24 just want to make about, Mr. Mayor, your suggestion
25 here in looking -- and I'll look to the traffic

1 engineer to back this up, the Can-Ada intersection with
2 44 is not triggered by the trips.
3 Is that what you're talking about? That
4 Can-Ada --
5 MAYOR CHADWICK: Yeah, Can-Ada and 44.
6 DEBORAH NELSON: Yeah, and 44, is not triggered
7 by trips from the golf course. That is background
8 conditions. And so while you're asking for that to be
9 loaded onto the golf course, that's not triggered by
10 the trips themselves. 18 percent is the allocation
11 that Canyon County Highway District --
12 Is that the right letter?
13 MAYOR CHADWICK: Well, they said -- they said in
14 here, right.
15 DEBORAH NELSON: Yeah.
16 MAYOR CHADWICK: "A proportionate share of cost
17 to improve the intersection, either through an
18 established per-lot fee or by a collection of
19 18 percent of the intersection cost proportionate to
20 the report."
21 DEBORAH NELSON: Right.
22 MAYOR CHADWICK: "This intersection is not
23 eligible for funding through impact fees, nor is it
24 currently funded for improvements by ITD. The current
25 intersection operates at a level service of F in the

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1 p.m. hour. CHD 4 recommends improvements providing a
2 level service D or better shall be operating prior to
3 the issuance of building permits for any phase of
4 development."
5   So they're not even giving us a traffic
6 thing. They're saying building permits; right? And so
7 that's -- that's the concern.
8   And then the ITD letter in here indicated
9 something similar about making sure that the Highway 44
10 is signalized as well on there.
11   So based off of the recommendations of
12 those two agencies, how do we move forward without
13 having that done before any issuance of any building
14 permits?
15   DEBORAH NELSON: Well, the current intersection
16 background traffic is causing that failure that's
17 identified. And that's been studied in the TIS. So
18 even to get to the full amount of 18 percent, which has
19 been suggested by Canyon County Highway District,
20 that's total trips of complete build-out in the 2045.
21   So that's -- once you get in the project
22 trips, that's when you get to that amount. So there's
23 an existing deficiency in the system that I guess
24 that's what we're asking -- you're asking for the
25 project to pick up that completely, then, before

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1 they're the contributor.
2   MAYOR CHADWICK: But with a latecomer's
3 agreement involved to pay back the remainder of that --
4 was it 72 percent? 82 percent? Right? If they're
5 saying 82 percent --
6   DEBORAH NELSON: If there's -- if there's
7 realistic contributors.
8   MAYOR CHADWICK: Well, there is realistic
9 contributors along that corridor. I mean there's other
10 developments that are going to be coming in --
11   DEBORAH NELSON: Yeah.
12   MAYOR CHADWICK: -- between Blessinger and
13 Can-Ada Road into the city of Star.
14   DEBORAH NELSON: Yeah.
15   MAYOR CHADWICK: And so there is realistic
16 opportunity for that to get that back. I'm just trying
17 to -- when I look at my -- the biggest complaint --
18 there's complaints all over the place. Our -- I'm
19 going to be honest. Our traffic stuff is a disaster.
20 We try and try and try and get ITD -- or not ITD.
21 Well, yeah, ITD, everybody that do projects in Star,
22 and get this done with the impact fees are collected;
23 right?
24   It's not happening. It's getting spent
25 other places. So we have to find ways to make sure

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1 that our traffic is handled in Star. And if it's not
2 through this process, well, I need everybody else to
3 get on board and try to get these guys to fund projects
4 out here.
5   Because we can't -- it's -- in my opinion,
6 it's not sustainable to go the way we're going on these
7 roads and not being able to have improved.
8   DEBORAH NELSON: Right.
9   MAYOR CHADWICK: Right? And this -- and this
10 agency is telling me that before a building permit is
11 provided you got to have that intersection done. So
12 how do I go around that? I can't. Right? Because
13 they're telling me that.
14   And it would be -- to me it would be
15 shameful for us as a City to go against what the agency
16 is saying when I'm trying to get the agencies to do
17 projects in Star so we can mitigate the nightmares that
18 we're all dealing with out here. Right?
19   I just -- it's part of -- it's part of
20 my -- but don't clap, please. That's not meant for
21 clapping. But it's just we got do figure out these
22 challenges that we're facing here in our community to
23 make things work. I mean and this is not unique to
24 this project, I'm going to tell you. I go on this
25 tirade with all these projects that ever come to the

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1 City of Star.
2   DEBORAH NELSON: Yeah. No, I --
3   MAYOR CHADWICK: Right? I just got to figure
4 out a way to make sure that we can be mobile, right, in
5 here. And that's why we put that proportionate share
6 agreement in place and have this project going that's
7 unfunded right now in the state, right --
8   DEBORAH NELSON: Uh-huh.
9   MAYOR CHADWICK: -- on 44 is to help mitigate
10 that traffic by coming up with an alternate solution to
11 the funding mechanisms that they're not doing for us.
12   So that's where I'm at on that, so...
13   DEBORAH NELSON: I don't disagree with your
14 comments. I think they're fair. I guess all we're
15 trying to do is figure out how we plug in appropriately
16 to our proportionate share --
17   MAYOR CHADWICK: Right.
18   DEBORAH NELSON: -- with the actual impacts
19 using the traffic study.
20   MAYOR CHADWICK: And maybe it is part of the
21 proportionate share, you know, where that gets funded
22 through that, in lieu of proportionate share up ahead
23 in front. I mean we just got to find a solution to
24 make it happen; right?
25   DEBORAH NELSON: Uh-huh.

1 MAYOR CHADWICK: Okay. Sorry. Anybody else
2 have a question?
3 COUNCILMAN WHEELOCK: On my right.
4 COUNCILWOMAN SALMONSEN: That was good.
5 MAYOR CHADWICK: Go ahead. Councilman Hershey.
6 COUNCILMAN HERSHEY: Just a clarification here.
7 You want to close this and it's purely
8 deliberations next time? Because I'd like to leave it
9 open.
10 MAYOR CHADWICK: Oh, when it gets -- when we
11 close the public hearing, it goes into the Council
12 deliberation, but that deliberation's not happening
13 until June 20th.
14 COUNCILMAN HERSHEY: Right. What I'm saying is,
15 though, I want to ask them some stuff, and they might
16 need a month to think about it.
17 MAYOR CHADWICK: Oh, and that's -- we can talk
18 about that with Council and stuff as well when we get
19 to that point. And we're not -- we're not quite there
20 yet. We're getting close.
21 COUNCILMAN HERSHEY: All right. First off, I
22 actually really liked how that 12-person process went.
23 That was smart. I just wanted to say that. Because it
24 kept it flowing.
25 Now, I'm losing it. I want to ask --

1 actually, I'm just going to tell you. When it comes to
2 the transitions, I think it's important that we have
3 the 1 acres. And I'm going to have to hold to that.
4 Second, I'd like you to reduce the density.
5 I was looking at 10 percent. And bringing it down to
6 the 985 makes it a 1.3. I think that's still quite
7 sustainable. But it does have some areas that do look
8 like they're getting kind of tight.
9 So I want you to -- you don't have to
10 answer this today, because that's why I wanted to leave
11 this open, is to get those 1-acre transitions. I know
12 what our code says, and I think the 1 acre does fall
13 into it. Plus, this is an annexation. And in my mind,
14 annexations have to be looked at very carefully. Also,
15 it's an extremely large project, so I'm asking you to
16 reduce the density and go into the 1-acre transitions.
17 Other than that, I agree with the traffic.
18 I'm no traffic expert, but hearing things that are
19 alarming. And I think it needs to be evaluated and
20 looked at even closer over these next couple weeks.
21 Also, something -- let me ask about the
22 golf course. I don't golf, so I have to ask golf
23 course questions. I tried to golf, and I actually do
24 better on my worst day of work than I do on my best day
25 of golf. I get more angry out there.

1 I don't pass commercial items of any type
2 on the assumption that they're going to fail. I don't.
3 I think they -- I have the assumption that those will
4 succeed. I do believe we have a lot of golfers in this
5 Valley.
6 But if it was to have to ever not be a golf
7 course, who actually owns it? I mean who would
8 actually own this thing when it's built? An HOA?
9 DEBORAH NELSON: Mr. Mayor,
10 Councilmember Hershey, no, it will be owned by a
11 private entity that owns and operates the golf course
12 as a commercial business. And if -- if anything were
13 to happen to that operation, that's what's allowed on
14 that property from the Council, if the Council approves
15 that. And so any -- any different use would have to
16 come back to the Council.
17 COUNCILMAN HERSHEY: I'm just making sure of
18 that, because it cannot just go R-2. I mean you're
19 going to be capped -- you've even asked for a cap. And
20 I've asked you for a 985 cap.
21 So I just want to be clear, if the golf
22 course was to -- I don't know. I don't know how many
23 golf courses are out there, but I know how many people
24 I know that golf. Everybody but me. And so I think it
25 has a great chance of success. I do concern myself

1 with traffic.
2 And like Councilman Wheelock said, I, too,
3 am concerned about the trickle effect. I am very happy
4 you brought the whole thing initially. And I know this
5 is just a look. This is not -- there's nothing -- like
6 you said, there's no actual plats in this.
7 Is the golf course technically in the right
8 spot, though? Because you do seem to have a lot of
9 information on that.
10 NATE MITCHELL: The simple answer is yes. So
11 the process we went about with Mr. Weiskopf and Phil
12 Smith design was put the golf course where you want it.
13 We gave them a blank canvas, said, "Go at it. We will
14 make -- we will make whatever development fit around
15 your golf course."
16 To touch on a couple of the things that
17 were brought up, the safe zones as far as breaking
18 windows. There's requirements for golf course design
19 that makes those fairways wide enough that even you and
20 I don't go out and break windows.
21 COUNCILMAN HERSHEY: Trust me, you have no idea.
22 NATE MITCHELL: No, I'm with you. And just
23 remember, there's never anything worth getting mad
24 about on a golf course.
25 COUNCILMAN HERSHEY: Well, in all reality, Nate,

1 I'm going to tell you this, if you build a golf course
2 and you build a house on a golf course and I go, Gee, I
3 really like that house on the golf course and my window
4 gets broken, I don't think you can blame many people.
5 You saw that it was sitting there on a golf course.
6   NATE MITCHELL: I don't disagree with you. But
7 I also tell you that if you break a golf -- if you
8 break a window as a golfer, you're liable for the cost
9 of the window.
10   COUNCILMAN HERSHEY: All right. Well, that's --
11 well, that just got more expensive.
12   So yeah, back to my original point. The
13 trickling in effect is something I do worry about. So
14 if this does pass, that preliminary plat, which would
15 take years, I know, would have to come in all at once.
16 There would be no other way around it.
17   NATE MITCHELL: Your code doesn't allow for
18 anything else.
19   COUNCILMAN HERSHEY: And also, just like the
20 Mayor stated, there's going to have to be some heavy
21 traffic mitigation, maybe even pre to what you're
22 looking for, just to -- because it is a heavy concern.
23 I mean I've lived here for -- I think I just passed
24 about 11 years.
25   And Star, to me, was -- it never felt

1 small, because, you know, we're intersected by two
2 highways and another one. And the Valley is right in
3 the middle. I mean I knew what was going to happen,
4 and yet I was still dumb enough to run for City
5 Council.
6   So I don't know where that came from. But
7 traffic is a concern. And houses bring traffic and
8 business brings traffic, and they bring it at different
9 times, but it is something that is very concerning to
10 think about.
11   So -- and that's another reason why I'm
12 asking for -- it may seem like a lot, but I am asking
13 for the 10 percent reduction, and I really would like
14 the 1-acre transitions because that would mirror, and I
15 heard a lot of people say, that's what they would feel
16 more comfortable with. And I think it's a -- it's a
17 fair ask.
18   But that's my comments for now.
19   MAYOR CHADWICK: Okay. Any further comments of
20 Council?
21   Councilman Nielsen, you haven't -- you
22 wanted to say something a minute ago.
23   COUNCILMAN NIELSEN: I've got a lot of things to
24 say.
25   MAYOR CHADWICK: Okay.

1   COUNCILMAN NIELSEN: But I'll start by saying I
2 kind of agree with Councilman Hershey. I think if it's
3 possible, I would not like to close the public hearing
4 tonight so that we can reflect on testimony and
5 continue to ask questions of the applicant at the next
6 hearing or the continuation.
7   MAYOR CHADWICK: Yeah, Chris, that's -- that's
8 okay; correct?
9   CHRIS YORGASON: Mayor, Members of Council,
10 yeah, I think what we'd want to do is you still want to
11 close generally the public hearing portion so you're
12 not going to bring in any new evidence, you're not
13 getting any written testimony that's outside of
14 whatever was heard tonight and is part of the record.
15 And so doing that, I think is okay, leave things all
16 done, lets the Council to consider what you've heard
17 tonight, allow the applicant to come back, even maybe
18 respond to some of the questions [unintelligible] notes
19 and have some further discussion and ask more questions
20 at that time, I think that's fine.
21   But I think you would want to make sure
22 it's closed.
23   MAYOR CHADWICK: Okay.
24   CHRIS YORGASON: -- to any -- any communication
25 directly with the Council, whether it's, you know, oral

1 or written.
2   COUNCILMAN NIELSEN: Yeah. I think that's fine.
3 The closed part doesn't matter. It's the ability to
4 still communicate and ask questions, have dialogue with
5 the applicant before we move into deliberation.
6   MAYOR CHADWICK: Okay.
7   COUNCILMAN NIELSEN: So, you know, I've heard
8 really clearly tonight that people are concerned with
9 traffic. And not just folks who testified, we all are.
10 You know, this is -- this is a challenge that we live
11 with day in and day out, just like everybody else. And
12 this is a challenge that we ran for public office to
13 try to help be part of the solution for.
14   And part of that is also responding to
15 these applications that come before us. You know,
16 we've heard testimony here tonight that you guys are as
17 bad as people from other states. You know, we didn't
18 ask Mr. Phillips to bring this application to us.
19   And I think -- and I say that not in
20 defense of -- of the City or of the Council, but just
21 as a part of understanding the process that we're
22 involved in here, is the applicant's constitutional
23 right to have this hearing and to have these things
24 presented and your consti- everybody's constitutional
25 rights to have their voice heard here so that we can

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1 consider all the facts and make the best decision
2 possible.
3   And I think as part of that process,
4 understanding traffic, understanding the planning for
5 traffic, understanding the timing of when mitigations
6 are put in, understanding what goes into determining
7 what those mitigations are, you know, I've been doing
8 this for seven years now, and I feel like I'm just
9 barely starting to understand it.
10   And I don't say that because I feel like
11 I've done a poor job as a Councilperson. I've really
12 tried. It's just that complex. And I'm not a traffic
13 engineer, you know. And I haven't gone to school for
14 it. And even if I did, I don't know if then I'd still
15 understand it. It takes a lot of people and a lot of
16 agencies and a lot of cooperation.
17   And so, you know, having said that, it's
18 understandable why we drive down the roads bumper to
19 bumper and it takes us 20 minutes to get through Star
20 and we're frustrated. Right?
21   And so that doesn't change the fact that
22 you all moved here. That doesn't change the fact that
23 more people are going to move here. It just -- it's
24 what brings us together here tonight.
25   And so how do we -- how do we honor

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1 people's agency and honor their rights? And not just
2 for the applicant, but for each and every person who
3 lives in our community, and, frankly, gets to travel
4 through our community. You know, more than 70 percent
5 of the trips that come through our community don't
6 start here in Star. They're from outside. So the --
7 it's a complex problem.
8   And I don't know, Nate, or, you know,
9 anybody on your team, if you guys have had the ability
10 to simplify it any further than what you've tried to do
11 already, but I think some more dialogue about the
12 process that things go through and how agencies impact
13 things in the future.
14   You know, we started the hearing, I asked
15 Shawn a question, I asked him to talk about these
16 future things that we might put in our -- in a
17 Development Agreement. And I asked that question
18 because I felt that getting to that clarity and having
19 that understanding that not everything is known at this
20 point in time.
21   But when is it known and when will we know
22 and what assurances will we have that we're not just
23 signing a blank check. And -- or not being asked to
24 sign a blank check that you as an applicant, and all
25 applicants that come through the City, how does that

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1 work?
2   NATE MITCHELL: I'm going to take a shot at
3 this, and then Deb's going to correct me.
4   We're not asking for a blank check. We're
5 actually offering to you through the Development
6 Agreement process to define the check we're asking to
7 be -- for you to write. We do it through caps on
8 density. Whether we end up at 985 or 1,094 or
9 whatever, you're going to have a contractual obligation
10 from us that we can't exceed that.
11   So we can't just go build 4,000 houses
12 because we feel like it because the golf course didn't
13 work. We're capped at whatever number that number's
14 capped at.
15   We're agreeing in that same Development
16 Agreement to comply with the mitigation that's
17 determined by those traffic engineers at the time our
18 impact takes place through their study who I -- and you
19 can talk to this guy for months to try and figure out
20 what he knows, because he did go to school for it.
21   I'm with you, I've been dealing in this
22 since 2000 on both sides of this table, and it is a
23 very complex issue. But that's your -- your
24 Development Agreement process gives you guys the
25 hammer. And there's only one target you can swing at

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1 that hammer with, and that's us.
2   So when we say -- when your development
3 says the applicant shall comply with the mitigation as
4 required by ACHD, ITD, CHD 4, that's what we have to
5 do. We don't have an option.
6   COUNCILMAN NIELSEN: And if I could, when --
7 when the responses from these traffic agencies come
8 back with a massive list of roads --
9   NATE MITCHELL: Correct.
10   COUNCILMAN NIELSEN: -- and a list of unfunded,
11 unfunded, unfunded, unfunded, unfunded, I mean it's
12 understandable that people look at that and it's really
13 concerning. Right?
14   NATE MITCHELL: No, absolutely. I --
15   COUNCILMAN NIELSEN: So why does it come back
16 that way, and when will it not be that way?
17   NATE MITCHELL: It comes back that way -- and
18 you can go into a lot more of the structure of the --
19 the scope of the TIS. It comes back that way
20 because -- because you've got a very big proposal in
21 front of you, and it's going to take until 2045 to get
22 it built.
23   We're not going to build it next week.
24 Right? So -- so things don't stay the same, background
25 conditions, existing deficiencies are getting

1 corrected. You're collecting proportionate share fees
2 that are going to end up on some road project
3 somewhere. Right? Are you not? Are you collecting
4 impact fees that are going to end up somewhere?
5   As those take place and he updates his TIS,
6 we make adjustments for the projects that have
7 occurred. If all of Can-Ada Road develops before we
8 develop, those developers will build that road as we
9 go.
10   So we can't get to the answer today for
11 when I've got Phase 19 of this subdivision in front of
12 you for a final plat in 2040. It's physically
13 impossible to do.
14   COUNCILMAN NIELSEN: Some of those old farmers
15 in those metal chairs at the Merc are going to be upset
16 at you in 2040 with all those final plats.
17   NATE MITCHELL: They're upset at me today. I
18 sit there with them every day.
19   MAYOR CHADWICK: So real quick -- have you got
20 more questions? Because I want to ask a question.
21   COUNCILMAN NIELSEN: Well, I'm interested. It
22 appears I do have something to contribute to that. And
23 if not, then I'm finished for now.
24   DEBORAH NELSON: Well, Councilmember Nielsen, I
25 was just going to offer that ACHD's got a really

1 sophisticated process. We read a lot of ACHD staff
2 reports. And, you know, they provide detailed staff
3 reports with preliminary plats, because they've got
4 statutory authority to do that.
5   And they take a look at all the roads that
6 you're going to impact and the percentage of your
7 impacts on the roads. If they're close to being funded
8 by another project within the build-out of your
9 project, then they'll usually defer to their funding
10 mechanism and their five-year work plan to see if it's
11 already being funded and divert your attention to other
12 roads that may not be in that situation.
13   They also have a very strict policy about
14 how they determine whether the improvement needs to be
15 done based on your percentage of impacts. So if it's
16 already failing, and you're just adding to the problem
17 but it was already there, and if you're less than
18 10 percent, then you're not required to improve that.
19 If you're more than 10 percent, then you may be,
20 depending on what their funding is.
21   And they evaluate it road by road,
22 intersection by intersection just like that. And they
23 go through and determine, okay, is the right-of-way
24 available? What can you do? What are you responsible
25 for?

1   If it's not feasible, then you have to
2 provide alternative mitigation, but then they evaluate
3 that. So it's a very detailed, extensive process that
4 they go through.
5   ITD instead has opted for a less specific
6 process. They have fewer roads involved. Obviously
7 that's not true in Star. You have a lot of ITD roads.
8 But you have probably seen this quite a bit, they've
9 done a proportionate share payment instead, or they've
10 asked for that.
11   The City and ITD have recently adjusted
12 that to be a thousand dollars per unit. Rather than
13 going through that specific analysis that I just walked
14 through that ACHD does, ITD, I think, has decided as a
15 wash all of that is a lot of work, I'll do a thousand
16 dollars per unit, and that's exactly what's being
17 charged here and everywhere else.
18   So they've taken a different approach, but
19 the same idea, to try to mitigate that. And the City
20 holds those funds. And as the Mayor said, you want
21 those to be spent in your city.
22   So that's, you know, some input about, you
23 know, how does that work when we get to the specific
24 plats. It's more rigorous. At this point they're just
25 looking at the big vision of the TIS to see if it was

1 done correctly and commenting generally on it.
2   MAYOR CHADWICK: So I just want to ask this
3 question.
4   How do we get around, with this
5 development, the issues that we face on the ACHD road
6 stuff when the arterials, they don't require the
7 developer to build them out because they have it
8 supposedly at some point on their plan to do it --
9   DEBORAH NELSON: Uh-huh.
10   MAYOR CHADWICK: -- but they collect impact fees
11 where the impact fees are being used somewhere else?
12 They're not always in the same jurisdiction where
13 they're collected.
14   DEBORAH NELSON: That's true.
15   MAYOR CHADWICK: So how do we get around that
16 concept with what we're dealing with, with the traffic
17 issues we have today, with your development and the
18 traffic burden it's going to cause in some of those
19 intersections that they've identified?
20   COUNCILMAN NIELSEN: Can you imagine if 500
21 people showed up at an ACHD hearing?
22   MAYOR CHADWICK: Yeah, I want all 10,000 of you
23 out there at an ACHD hearing. Right?
24   But I mean this is the challenge --
25   DEBORAH NELSON: Yeah.

1   MAYOR CHADWICK: -- that we're faced with. I
2 mean this is the reality of what's happening. We've
3 had developments where it just blows me away that they
4 just haven't put in the gravel in that section and not
5 build it out, but then it's not in their improvement
6 plan, you know, on the five-year integrated work plan,
7 so we don't have any idea when that's going to get
8 fixed. And no developer's required to build it. But
9 yet your impact fees are going somewhere else.
10   So this is the crazy dynamic we're trying
11 to figure out and deal with and make certain that we're
12 getting it serviced here in Star with the development.
13   DEBORAH NELSON: Mr. Mayor, you won't be
14 surprised to know that I hear this in Boise, that all
15 of the impact fees are being used in Star.
16   MAYOR CHADWICK: Probably every jurisdiction.
17   DEBORAH NELSON: So it's every -- it's every
18 jurisdiction's feeling.
19   ACHD can answer this far better than I ever
20 could about how they allocate that. But you know as a
21 city mayor, you participate and request, you get to put
22 in, I think is it annually, your list of priority
23 projects that they consider, and they use that in their
24 two-year budgeting cycle as part of their five-year
25 work plan.

1   And they have a proportionate amount of
2 money that they spend of impact fees throughout the
3 Valley and every jurisdiction. You get to weigh in on
4 that, and they will follow your priorities up to that
5 amount. And then you can come back in in the next
6 budget cycle and say "We changed our mind. Now this is
7 a bigger priority."
8   It doesn't -- so you don't get this dollar,
9 just like you don't get this molecule, but you get a
10 proportionate share of those impact fees.
11   MAYOR CHADWICK: And I know they're online
12 listening to me right now, but I'm telling you, it's a
13 challenge because it's not happening out there right
14 now. You know, until we see things happening --
15   DEBORAH NELSON: Yeah.
16   MAYOR CHADWICK: -- that's our -- that's our
17 concern, so --
18   DEBORAH NELSON: And from the developer's point
19 of view, I guess like I was trying to express with the
20 intersection before, we definitely don't disagree with
21 your -- any of your objectives to try and improve the
22 roads. It's beneficial for the project too.
23   We're just trying to weigh in and make sure
24 we're paying the proportionate share and the timing is
25 appropriate. That's all.

1   MAYOR CHADWICK: Right.
2   DEBORAH NELSON: Same with impact fees.
3   MAYOR CHADWICK: So I'm going to -- I'm going to
4 hold -- we said that we're going to end at 11:30, and
5 it's right there.
6   So, Chris, do we need to just do a motion
7 to close the public hearing and -- and continue the
8 discussion with the applicant on June 20th?
9   CHRIS YORGASON: Yes.
10   MAYOR CHADWICK: Would that be the cleanest?
11   CHRIS YORGASON: You're not getting anything
12 new.
13   MAYOR CHADWICK: Yeah, no new testimony.
14   CHRIS YORGASON: Right.
15   MAYOR CHADWICK: Okay. So I'll enter -- so can
16 I do that?
17   CHRIS YORGASON: Yes. So close the public
18 hearing and then we'll continue the --
19   MAYOR CHADWICK: The deliberation with the
20 applicant.
21   CHRIS YORGASON: Yeah, it's actually probably
22 not even a deliberation. So we're closing the public
23 hearing to any additional public input, but we'll --
24 because this is still part of the public hearing
25 process, this conversation.

1   MAYOR CHADWICK: Right.
2   CHRIS YORGASON: So --
3   MAYOR CHADWICK: So closing the public input?
4   CHRIS YORGASON: Yeah.
5   MAYOR CHADWICK: Okay.
6   CHRIS YORGASON: And then we'll continue the
7 public hearing to receive additional information and
8 continue the conversation with the applicant to the
9 next meeting. And we'll need it to a date certain, of
10 course. And then we'll do the [unintelligible].
11   MAYOR CHADWICK: Did somebody write that down?
12   COUNCILMAN WHEELOCK: I'll make the -- David
13 did.
14   MAYOR CHADWICK: Okay, David.
15   COUNCILMAN HERSHEY: Before I do, I'm going to
16 have a closing remark. It's only one second long.
17   You know, I've heard a lot about Star. And
18 I'm going to tell you this. The qualities of Star are
19 not the size, the number of people, or where you're
20 from. The qualities of Star are what you bring and
21 what you give. And that's what makes Star great. And
22 everywhere I go, I see great people.
23   That's why I do this job, because you can
24 ask me at any time, do I like this job, and I guarantee
25 I'll say the same answer. Nope, I really don't.

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1   But the sacrifices I make personally I
2 think benefit the City. And I see that with everyone
3 at these tables here.
4   So in that, Mr. Mayor, I'd like to -- okay.
5 I forgot -- table --
6   COUNCILWOMAN SALMONSEN: Close.
7   MAYOR CHADWICK: No, we -- do I do that or do --
8   COUNCILMAN HERSHEY: You have to close it. You
9 have to close it.
10   UNIDENTIFIED SPEAKER: You want me to do it?
11   MAYOR CHADWICK: It's a little bit different.
12   CHRIS YORGASON: Yeah, Mayor, you can -- you can
13 declare the public hearing is closed to any further --
14   MAYOR CHADWICK: Okay.
15   CHRIS YORGASON: -- public input.
16   MAYOR CHADWICK: Okay. All right. So I'm going
17 to -- it's a little different than what we usually do.
18 So I'm going to close -- I'm going to declare that the
19 public input is closed --
20   CHRIS YORGASON: Portion of the public hearing
21 is closed.
22   MAYOR CHADWICK: -- on this public hearing and
23 that we will --
24   CHRIS YORGASON: And you motion to continue.
25   MAYOR CHADWICK: At 11:29. Okay.

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1   CHRIS YORGASON: You'll need a motion to
2 continue the public hearing and continue the discussion
3 with the applicant and deliberation to a date certain.
4   MAYOR CHADWICK: Okay. Now we need a motion.
5   COUNCILMAN HERSHEY: All right. Mr. Mayor, I
6 make a motion that we -- you closed the public comment.
7   MAYOR CHADWICK: You don't have to do the public
8 hearing part. We just [unintelligible] --
9   COUNCILMAN HERSHEY: We continue this public
10 hearing with the applicant and Council deliberations to
11 the 21st --
12   MAYOR CHADWICK: 20th, 20th of June.
13   COUNCILMAN HERSHEY: -- 20th of June --
14   MAYOR CHADWICK: At 7:00 p.m.
15   COUNCILMAN HERSHEY: -- at 7:00 p.m. at
16 LifeSprings Church, I believe.
17   MAYOR CHADWICK: Yeah.
18   COUNCILMAN HERSHEY: LifeSpring Church. Excuse
19 me.
20   MAYOR CHADWICK: Okay. We have a motion.
21   Do we have a second?
22   COUNCILMAN WHEELOCK: I'll second.
23   MAYOR CHADWICK: We have a motion and a second.
24   Any further discussion?
25   Hearing none, roll call.

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1   THE CLERK: Hershey.
2   COUNCILMAN HERSHEY: Aye.
3   THE CLERK: Wheelock.
4   COUNCILMAN WHEELOCK: Aye.
5   THE CLERK: Salmonsen.
6   COUNCILWOMAN SALMONSEN: Aye.
7   THE CLERK: Nielsen.
8   COUNCILMAN NIELSEN: Aye.
9   MAYOR CHADWICK: Okay. So has been continued
10 until June 20th. And it's very clear to the public
11 that you can't contact the Council on this at all,
12 because now we're just into the discussions with the
13 applicant at this time.
14   I want to thank everybody for coming out
15 and participating as part of the process, and we will
16 see everybody on June 20th.
17   So at 11:30 am going to end.
18   (End of video file.)
19   -oOo-
20
21
22
23
24
25

1   REPORTER'S CERTIFICATE
2
3   I, JEFF LaMAR, CSR No. 640, Certified Shorthand
4 Reporter, certify:
5   That the audio recording of the proceedings was
6 transcribed by me or under my direction.
7   That the foregoing is a true and correct
8 transcription of all testimony given, to the best of my
9 ability.
10   I further certify that I am not a relative or
11 employee of any attorney or party, nor am I financially
12 interested in the action.
13   IN WITNESS WHEREOF, I set my hand and seal this
14 8th day of June, 2023.
15
16
17
18
19
20 _____
21   JEFF LaMAR, CSR NO. 640
22   Notary Public
23   Post Office Box 2636
24   Boise, Idaho 83701-2636
25 My commission expires December 30, 2023

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