

June 30, 2025

To: Shawn Nickel, Planning Director and Zoning Administrator, Star City Council Members; Kevin Nielsen, Jennifer Salmonsens, Kevan Wheelock, David Hershey, and Mayor Trevor Chadwick

From: Susan Kelly Purves, resident of Star, owner of 8723 W. Pickett Creek Street

Re: Milestone Ranch South Subdivision Parcel No. S0404427800- Toll Brothers Expansion Proposal for City Council hearing on July 1, 2025

Dear City Council and Mayor of Star. Thank you for taking the time to review my feedback. I am unable to attend the meeting in person as I am out of state attending to matters related to my recently deceased father. Several neighbors on Pickett Creek Street will be attending and representing our point of view and requests regarding the expansion.

I am extremely happy to be a resident of Star and chose to live here in retirement for many reasons, quality of life, community, and the thoughtful approach to inevitable growth. My home on Pickett Creek Street backs up to the "Zamzow's" lot: currently complete with a view grain Silos! It was never guaranteed that there would be no future development in the lot, however, we were certainly led to believe it would not happen in the foreseeable future, if ever. That was one year ago. Though I am saddened by the loss of my view and the wonderful silos that speak to the roots of Star, I do understand that there was no guarantee. I purchased knowing there was some risk. Now we know there will be development in this lot.

While there is some positive in knowing Toll Brothers is the builder and the homes will be part of our Regency neighborhood, the proposed plan does not keep continuity of open/green/walking spaces that make a Star neighborhood "feel" rather than just a tract of new homes allowed in other cities. It also does not make any concession for those of us who purchased with smaller setbacks than current code. Our houses have five feet side setbacks, and ten feet rear setbacks.

We are asking for modification of the Toll plan to address these issues by adding a pathway behind our Pickett Creek homes and W. Lilburn Street. We are also asking that no new two-story homes be allowed directly behind Pickett Creek St. (Toll calls them "bonus rooms" but they add a second story). Thank you for your consideration in keeping the wonderful feel of our Star community not only for the new residents but for those of us who are directly affected by boarding proposed new expansion plan.

I have attached a photo of the Regency at Milestone Neighborhood both current and proposed by Toll in hopes it illustrates the lack of continuity for open paths in the proposed plan and the ability to add a path behind our houses on Pickett Creek St.

Sincerely,

Susan Kelly Purves