

Feb 18, 2023

From: Citizens for Star

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

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

Dear Mayor Chadwick and Council,

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

Map Info

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

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

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

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

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

The Comprehensive Plan states:

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

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

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

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

Additional issues are listed in the table below.

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

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

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

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

Thank you.

The Citizens for Star organization

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

SITE DEVELOPMENT FEATURES:

TOTAL ACRES	716.0 ACRES +/-
PATIO HOMES (UNDER 6,000 SF)	146 LOTS
TOTAL AREA	13.9 ACRES
DENSITY	10.5
SINGLE FAMILY (6,000 SF - 9,000 SF)	588 LOTS
TOTAL AREA	121.9 ACRES
DENSITY	4.8 DUA
SINGLE FAMILY (12,000 SF MINIMUM)	1741 LOTS
TOTAL AREA	48.8 ACRES
DENSITY	3.5 DUA
SINGLE FAMILY (20,000 SF MINIMUM)	145 LOTS
TOTAL AREA	71.1 ACRES
DENSITY	2.0 DUA
SINGLE FAMILY (1 ACRE MINIMUM)	44 LOTS
TOTAL AREA	58.7 ACRES
DENSITY	7.5 DUA
TOTAL RESIDENTIAL:	1,984 LOTS
TOTAL ACRES	314.4 ACRES
GROSS DENSITY	44.0 %
NET DENSITY	1.59 DUA
(NOT INCLUDING R.O.W., GOLF COURSE, COMMERCIAL OR COMMON AREAS)	3.48 DUA
NEIGHBORHOOD COMMERCIAL:	1.8 %
TOTAL AREA	13.0 ACRES
MUNICIPAL:	1.8 %
TOTAL AREA	1.80 ACRES
DENSITY	2.9 %
OPEN SPACE AND SITE AMENITIES:	175.4 ACRES
GOLF COURSE RANGE MAINTENANCE AREA:	24.45 %
TOTAL AREA	24.45 %
QUALIFIED OPEN SPACE:	31.1 ACRES
COMMON AREA (BUFFERS PARKWAYS AND OPEN GRASSY AREAS):	4.3 %
TOTAL AREA	4.3 %
COMMON AREA (NATURAL AREAS WITH HIKING TRAILS):	88.8 ACRES
TOTAL AREA	16.7 %
TOTAL QUALIFIED OPEN SPACE:	12.8 %
RIGHT OF WAY:	91.5 ACRES
TOTAL AREA	12.8 %

KEY:

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



N. CANADA ROAD

E. PURPLE SAGE DRIVE

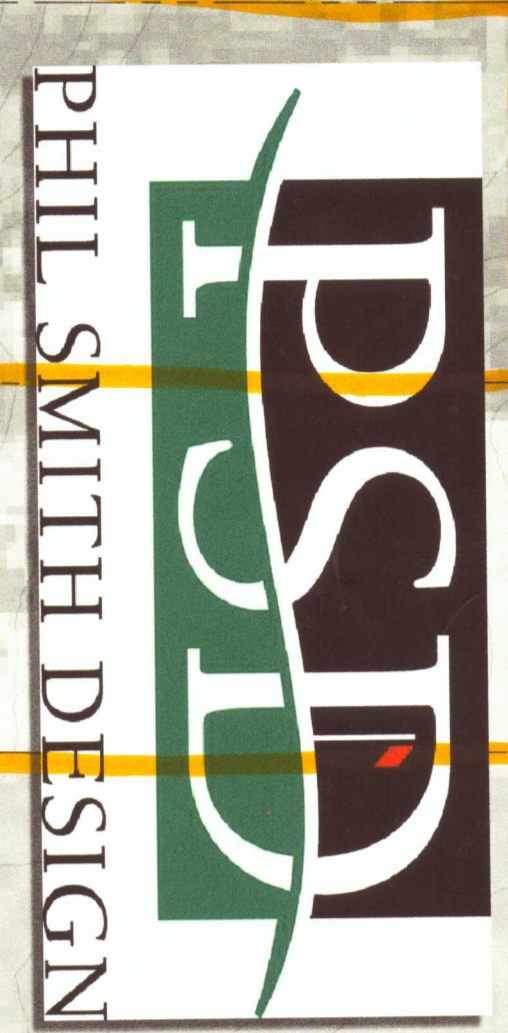
W. DEEP CANYON DRIVE

Round-a-bout

W. DEEP CANYON DRIVE

Willowbrook Golf Community
Conceptual Master Plan

DRAFT 6-01-2021



STATE HIGHWAY 16

May 15 2022