

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

April 13, 2023

Dear City Council,

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

Respectfully,

The Citizens for Star organization

Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star

Cherie Shields 9947 W. Lanktree Gulch Rd., Star

Rochelle Henson 5233 N. High Prairie Place, Star

Lisa Priapi 10325 W. Lanktree Gulch Road, Star

Sabrina Newberry 9909 W. Lanktree Gulch Rd., Star

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Richard Moore 25385 Desert Springs Circle, Star

Monte Smith 10257 W. Lanktree Gulch Road, Star

Traffic

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

Roads & Traffic

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

Zoning and Special Transitional Overlay Districts

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

Golf Course

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

Water

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

Sewage

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

Schools

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