

April 23, 2023

RE: Willowbrook Development Annexation & Development Agreement
File # AZ-21-12 Annexation-Zoning & DA-21-20 Development Agreement

Honorable Mayor and City Councilmembers,

I strongly oppose the Willowbrook Development project and encourage you to vote no on the annexation and development agreement. It increases the existing residential density from R-1 to R-2.

I moved into the Hillsdale Estates neighborhood to be surrounded by properties that are on a minimum of 1 acre. The proposed development agreement would drastically change the existing character of this neighborhood by building small homes which would be inconsistent with the existing R-1 zoning. There is no need to approve a development agreement since the applicant can build R-1 single family houses by right according to the existing zone.

I live in the Hillsdale Estates neighborhood directly across from Lanktree Gulch Rd. where small homes are proposed to be built on the exterior of the project (see red highlighted area in attachment). The Hillsdale Estates neighborhood is zoned R-1 which is intended for single family houses on 1 acre lots. Page 2 of the applicant's Narrative states: "**Higher density lots will be located on the interior, while larger estate lots are located along the outside adjacent to existing homes.**" The proposed plan shows the opposite. There are many smaller homes proposed on Lanktree Gulch Rd. which is directly adjacent to our neighborhood. This is the KEY ISSUE: smaller homes MUST BE on the interior of the project, and NOT on the exterior.

I strongly recommend that you change the 6k-9k residential homes proposed on Lanktree Gulch Rd. to 1 acre or 20,000/sf to be consistent with the rest of the proposed development. Additionally, I do not support development of any "patio homes", even if they are located on the interior since these lots are simply too small for this neighborhood and will impact traffic and quality of life.

Although golf courses are being shut down nationwide due to declining membership and the cost to maintain them, I do not oppose the golf course unless it will deprive the Hillsdale Estates residents of future water well resources. This is something that should be explored since R-1 residential development would have a much less impact to the existing water source. I support any residential development consistent with the current R-1 zone where single family houses will be built on 1 acre.

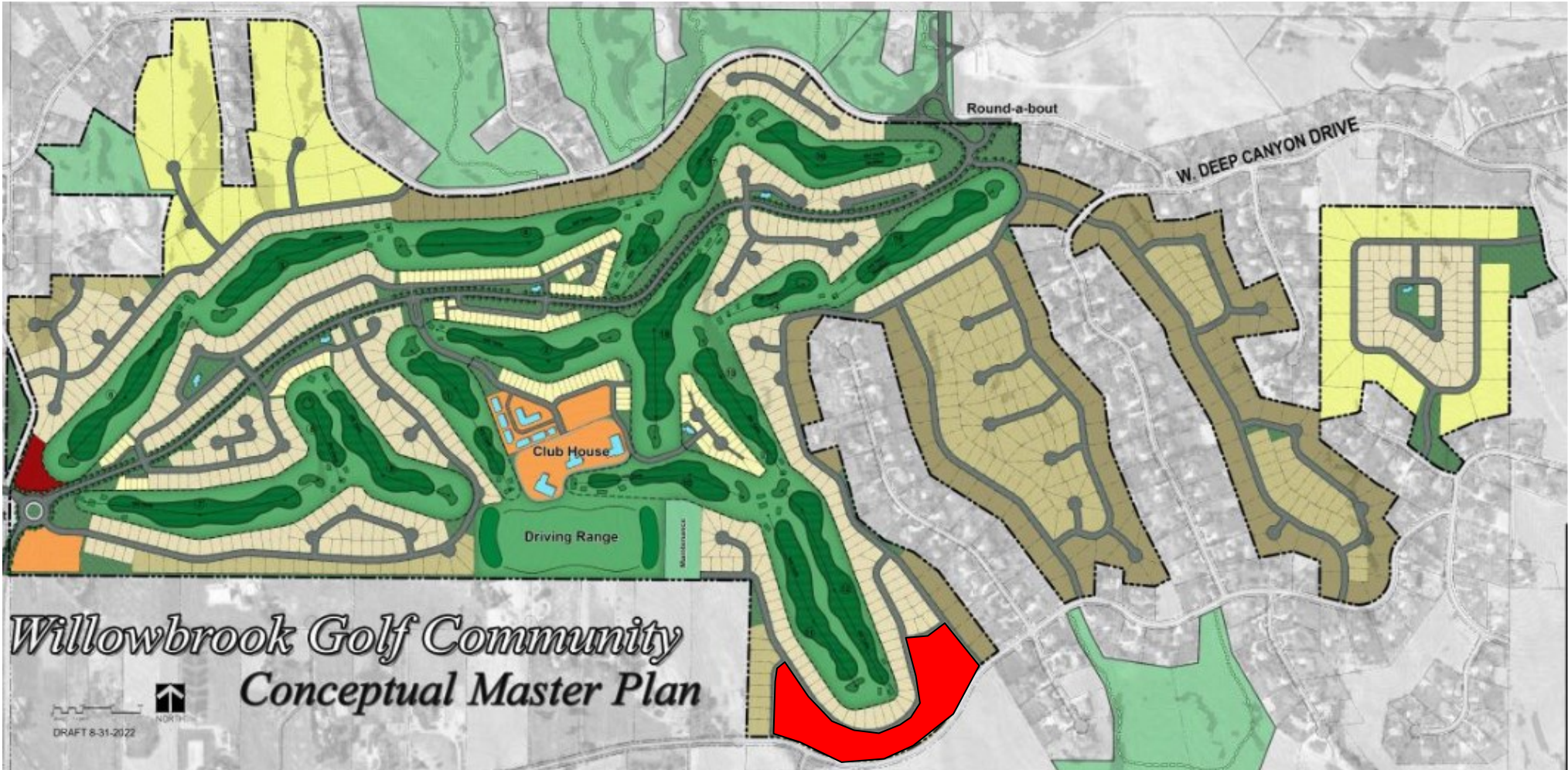
Should the City Council desire to move forward with this project, please consider approving the project with: **A condition of approval to remove the exterior small 6k-9k homes on Lanktree Gulch Rd and replace them with minimum 20,000 square foot homes.** This should not be an issue for the applicant since their updated Narrative states: "**Higher density lots will be located on the interior, while larger estate lots are located along the outside adjacent to existing homes.**"

Thank you for your consideration.

Sincerely,

David Welch

4635 N. High Prairie Pl.
Star, ID 83669



*Willowbrook Golf Community
Conceptual Master Plan*

DRAFT 8-31-2022
NORTH

**AREA IN QUESTION NEXT TO LANKTREE GULCH
PROPOSED CHANGE TO R1**