

Shawn Nickel

From: Debbie Allen <dsallen5@icloud.com>
Sent: Monday, April 24, 2023 7:22 PM
To: Shawn Nickel; Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Kevan Wheelock; kdhershey@staridaho.org
Cc: Stevie Allen
Subject: Willowbrook Development Zoning

April 23, 2023

Dear City Council,

We have been residents of Hillsdale Estates for almost eight years and are very concerned about the proposed development as currently outlined by Willowbrook Development, Inc. We are in total agreement with the letter submitted to you by the "Citizens for Star" on April 12, 2023, but would also like to emphasize just how important this upcoming city council decision is - not just for the Hillsdale and Monument Ridge residents but for the city of Star as well. Please note that we are not opposed to Willowbrook developing the surrounding land. We are just asking that they develop the land as the area was originally intended - one acre and above lots.

City of Star Current Comprehensive Plan

Although the current comprehensive plan calls for areas like Hillsdale/Monument Ridge to maintain a rural feel with an R-1 designation, we understand that Willowbrook is asking for approval under the prior comprehensive plan (allowing for an R-2 designation) in place at the time of the original submittal. Although the "Citizens for Star" letter goes into great detail citing specific paragraphs, the current comprehensive plan is clearly more relevant to the vision of the city, its citizens and especially the residents of the affected area. To not base approval on the newest council vision would be a great disservice to the entire community.

Road Capacity and Traffic

Per the Willowbrook sponsored traffic study, the vast majority of surrounding roads and intersections are woefully unable to handle the additional traffic due to increased development population and changing traffic patterns. The "Citizens for Star" letter poses some very interesting and important questions that the traffic study didn't appear to consider. Has traffic coming from Emmett "shortcutting" through the development been estimated? Has any of the intersection or road remediation to meet ACHD requirements been confirmed or, for that matter, even proposed? Has any funding been allocated for those types of improvements which are critical to moving forward with any development of this size in addition to all of the other developments already in progress.

Schools

Developments cannot be approved to the detriment of the existing community, including the city of Star and the unincorporated areas. Without an agreed upon detailed plan between the school district and the city and commitments of land and buildings from Willowbrook, current Star students as well as the projected 1,000 new students will be adversely impacted with overcrowded schools and facilities. To say that a bond can be passed is never a sure thing and is less likely in today's economy.

Water

It's hard to imagine a scenario where the water accessed by Hillsdale/Monument Ridge is not impacted by Willowbrook, especially the proposed golf course. Hillsdale has already had water and well issues over the past few summers and certainly, Willowbrook's expansion will just exacerbate the current situation. Has anyone on the council actually done a legal review of the water rights Willowbrook currently owns and the impact to adjacent neighborhoods? Water is critical to all of us and being tied up in court over water rights might just be one of the many unintended consequences of a blanket approval.

Land

Living in Hillsdale, we are familiar with the open space that Willowbrook is hoping to develop. However, we have concerns that the enormous amount of grading necessary to render that open space buildable will cause damage to the adjacent, existing properties and homes. Have any land studies been done to confirm that no erosion or degradation of existing properties will occur? These areas are very ravine-like and will take substantial grading to become buildable.

To conclude, we are not opposed to Willowbrook developing their land as long as it is done in a thoughtful and cooperative manner, maintaining the original intentions of the neighborhoods when Richard Phillips first started Hillsdale. Patio and small lot homes, retail stores and connector roads are not the right path forward. We moved from Southern California for the land and space of Idaho and Southern California is now once again, staring us in the face...houses so close you can hold hands with your neighbors through your windows, residential roads so busy that you can no longer walk your dog or let your child ride his/her bike, and choosing city revenue and tax dollars over maintaining the lifestyle and beauty of this wonderful city and state.

Please make the right decision and do not approve this request as written. Do your homework. Ask the tough questions. Listen to those affected. Hopefully, you will come to the same conclusion as those of us who you've heard from.

Thank you for your time and consideration in this extremely important matter.

Sincerely,

Steve and Debbie Allen