

GREG AND DEBORAH FISHER
5770 N HILL HAVEN PLACE
STAR, ID 83669

April 24, 2023

Mayor Chadwick
Star City Council Members
Planning and Zoning Director, Shawn L. Nickel
10769 West State Street
Star, ID83669

Re: Willowbrook Development and Annexation

Dear Mayor, Council Members and Planning and Zoning Director,

Thank you for the opportunity to again address the city council with some thoughts about the Willowbrook Development for annexation, zoning for R2 and proposed development agreement.

My husband and I have been property owners and residents in Hillsdale Estates for over 25 years. We are adjoining property owners of the 45 acres in the center of the original Hillsdale Estates Development. We have had the opportunity to experience both the challenges and benefits to living in a rural subdivision with low water pressure, costs of new pumps, increased traffic, beautiful views, wildlife and nighttime skies without much light pollution. We also had the opportunity to choose our building site and took into consideration that the acreage behind us could be developed in 15 years or more. We chose Hillsdale because homes were on larger lots instead of staying closer to the densely populated cities.

We know that Willowbrook, as the property owner, has the right to develop their property and are not opposed to that. We only ask that consideration be given to the type of development and zoning within the original Phase I and II of Hillsdale. Willowbrook was the original developer and marketed this area as 1-2 acre lots, mountain and valley views, parks, ponds, wetlands and acres of open space. We had assumed that their original intent would remain the same for the 45 acres that directly will impact our home and that of existing homeowners. R2 development does not match the original advertised intention of this area as evidenced in their attached marketing pamphlet. Willowbrook is currently proposing 89 lots for the 45 acres within Hillsdale, 22 one acre parcels and 67 single family 6000-9000 square foot lots. This number of housing will significantly impact existing homeowners, roads, use of open space, and ponds.

We do appreciate that the proposed map shows one acre parcels next to the existing properties on the perimeter of the 45 acres with most existing landowners having one house in their backyard. Our property will have two possible building sites impacting our views unless some considerations are included in building restrictions. If you look around the original development, most areas do not have backyard neighbors. Roads or open space separate housing. That is not the current proposed plan. It shows backyards without any type of buffer or open space between properties. I would ask that additional

restrictions include large setback requirements 50 feet on perimeter lots and only single story homes with no more than a 6/12 pitch on the roof and maximum of a 25 foot building height. If building rooftops are higher, views that we have enjoyed for so many years will be completely lost or obstructed. As it is, most of the pheasant, foxes, geese, badgers, turkey, and deer will probably be gone forever. CC&R's should be at least equal to those in the existing Hillsdale development. We hope the city council will help us ensure that we have appropriate CC&R's for this new development to include building restrictions, no livestock, no excessive exterior lighting glare, recreation vehicles storage or outbuildings not approved by an architectural review committee or HOA. We would ask that these items be included in the Willowbrook Development Agreement.

We are not opposed to the golf course development; however, we do believe that significant improvements will need to be made to West Deep Canyon Road. It is a rural street with no striping or sidewalks and currently in need of repair. There are plans for two new roads to alleviate some of the impact; however, that will not happen immediately and current Hillsdale property owners will definitely be impacted. Many people enjoy walking throughout the neighborhood and with all the additional development, and construction traffic, this is going to be a hazard. Not everyone will use CanAda Road. All new development within Hillsdale will impact our current roads and amenities. There will be no way to enforce or police others from using the trails and ponds within Hillsdale Estates.

In closing, we would like to see the 45 acre parcel in the middle of original Hillsdale Estates Phase I and Phase II reduced to R1 so that there is less negative impact and we can still enjoy some of the advantages of living in a rural area. Please keep higher density closer to the city center.

Thank you,

A handwritten signature in black ink, appearing to read "Deborah Fisher". The signature is fluid and cursive, with a large initial "D" and "F".

Deborah Fisher

General Information:

1 to 2-Acre Lots
 Landscaped Entry
 Community Water System *No Fee Necessary*
 Natural Gas
 Valley & Mountain Views
 Each lot will be served with a domestic water system that will supply their household as well as their pressurized irrigation water.

Equestrian Center

The fully fenced Equestrian Club is located at the western end of the Central Valley for easy access to public lands. The Center will have a corral area with adequate grazing land, individual stalls and a large riding arena.

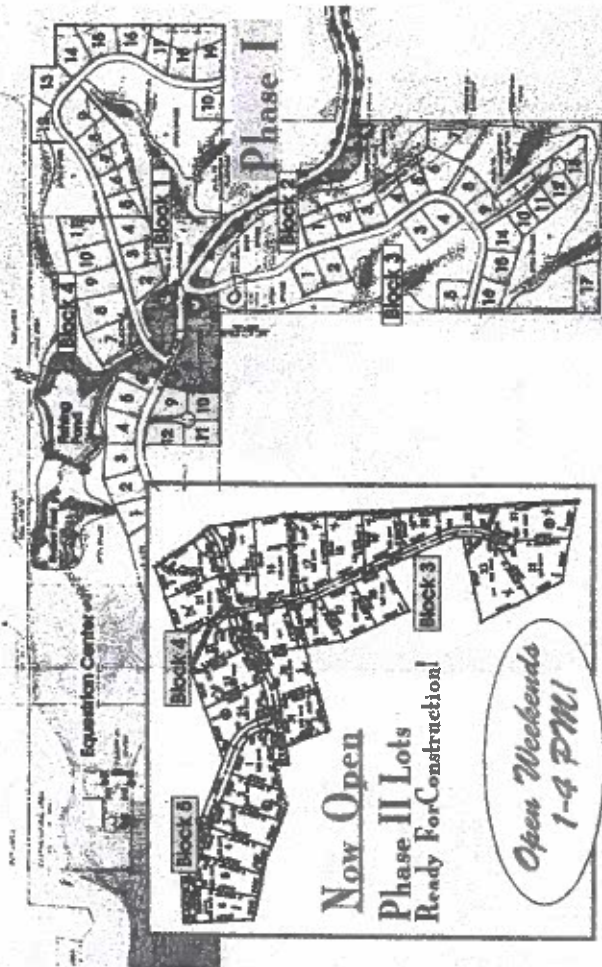
Direct access to public lands provides the opportunity to the outdoor users who wish to hike, bike or ride horses direct from their own development.

Fishing Pond & Wetlands

Included in the common area is a multi-acre fishing pond. The pond will be built and designed as a warm water fishery, on a catch and release basis. Also located to the west of the fishing pond is a wetlands pond, designed to attract water fowl and song birds.

Park & Activity

An additional multi-acre park area will be in the Central Valley of the project and will include playing field and picnic area, with some trail and water amenities.



Now Open

Phase II Lots

Ready For Construction!

*Open Weekends
 1-4 PM!*

Contact Ron McConnell of Jensen Real Estate for your price list, CC&R's and all development information, including construction schedule.

Terms

Finance your lot with 25% down and pay off the balance from your construction loan!

Ridges & Valleys

The ridges and valleys provide excellent locations for building sites with beautiful valley and mountain views. The Central Valley provides building sites close to or adjacent to the parks, ponds and wetland areas.

Trails

The trail system is designed for pedestrian and mountain bike use.

These trails will be very informal and will connect the North Ridge, South Ridge and Central Valley.

Price List

Phase 1

Block 1 North Ridge/South Side

- Lot 1 Common Area
- Lot 2 Sold
- Lot 3 Sold
- Lot 4 \$45,000
- Lot 5 \$97,500
- Lot 6 Sold
- Lot 7 \$99,000
- Lot 8 \$72,500
- Lot 9 \$79,000
- Lot 10 Sold

Block 2 South Ridge/South East Side

- Lot 1 \$69,000
- Lot 2 \$75,000
- Lot 3 Sold
- Lot 4 \$79,000
- Lot 5 \$92,000
- Lot 6 Sold
- Lot 7 Sold
- Lot 8 Sold
- Lot 9 Sold
- Lot 10 Sold
- Lot 11 Sold
- Lot 12 Sold
- Lot 13 Sold
- Lot 14 Sold
- Lot 15 Sold
- Lot 16 Sold
- Lot 17 Sold
- Lot 18 Common Area

Block 3 South Ridge/North

- West Side
- Lot 1 \$67,500
- Lot 2 \$67,500
- Lot 3 \$65,000
- Lot 4 \$75,000
- Lot 5 \$65,000
- Common Area
- Lot 7 Common Area
- Lot 8 Park/Rec Field
- Lot 9 Sold
- Lot 10 Sold
- Lot 11 Sold
- Lot 12 \$51,500

Block 4 North Ridge/North & East Side

- Lot 1 Sold
- Lot 2 Sold
- Lot 3 Sold
- Lot 4 Sold
- Lot 5 Sold
- Common Area
- Lot 7 Sold
- Lot 8 Sold
- Lot 9 Sold
- Lot 10 Sold
- Lot 11 Sold
- Lot 12 Sold
- Lot 13 \$75,000
- Lot 14 Sold
- Lot 15 Sold
- Lot 16 \$75,000
- Lot 17 Sold
- Lot 18 Sold
- Lot 19 \$96,000

Phase 2

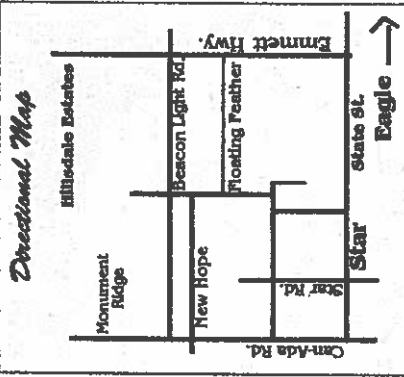
- Block 3
- Lot 15 \$58,000
- Lot 16 Sold
- Lot 17 Sold
- Lot 18 Sold
- Lot 19 Sold
- Lot 20 Sold
- Lot 21 Sold
- Lot 22 \$61,000
- Lot 23 \$61,000
- Lot 24 \$62,500
- Lot 25 \$62,500
- Lot 26 \$62,500
- Lot 27 \$62,500
- Lot 28 \$69,000
- Lot 29 \$69,000
- Lot 30 \$45,900
- Lot 31 Sold

Block 4

- Lot 20 Sold
- Lot 21 Sold
- Lot 22 \$47,500
- Lot 23 Sold
- Lot 24 \$48,500

Block 5

- Lot 1 \$47,500
- Lot 2 \$46,500
- Lot 3 \$46,500
- Lot 4 \$49,900
- Lot 5 \$46,500
- Lot 6 \$46,500



Welcome to a neighborhood, designed for families. With space to play and room to grow. With parks and pathways and acres of open space. Plus horseback riding, fishing, hiking and biking in the clear mountain air.



JENSEN
REAL ESTATE, INC.

Ron McConnell
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360 E. State St., Eagle, ID 83616