

Shawn Nickel

From: Jeffrey Busby <jdad1952@comcast.net>
Sent: Sunday, May 7, 2023 10:45 PM
To: Shawn Nickel
Subject: Willowbrook Development

It would appear that once again a developer is going to gain maximum profit by going around the existing land use guidelines. Willowbrook using a golf course to get around the R-1 zoning in the existing area. If you look at the homes around River Birch Golf course they are not right on top of each and not right on top of the golf course with large back yards. The homes that Willowbrook wants to build do not match those types of lots. The lots in the area are R-1. I see that the staff has recommended outlying lots to 1/2 acre lots yet R-1 usually means 1 acre lots. Inside the golf course the lots look like high density housing. So that means a lot of homes in a very small area and limited access to major roads.

I guess Star will always be known for its terrible congestion and roads not designed to handle so much traffic.

Than there is the next thing Star is known for, not enough classroom space. Where are all these kids going to go to school? Eagle??? Or Meridian?????

Than there is the water and sewer needs for all of these additional homes and golf course. Where is the water coming from? Where is the sewer going? I have heard that at one time the new sewer treatment would be near CanAda Road in plain view of the homes in the foothills. Why would you want to ruin their property values with a Sewer treatment plant. And were is all the water coming from to supply these homes?

The last point is simple , what happened to the "hometown" feeling of Star Idaho. It seems like it is a place for farms to make good profit on selling their land and developers making even more profit by getting around existing land use plans and making Star just another congested area. No one is putting their head in the sand to keep progress and development from happening here. After all I live in Heron River which to be a ranch. But do we really need another GOLF COURSE as a means of building more homes than the area was zoned for?

I will be unable to be at the meeting, as my grand daughter has a softball game. After all I have learned one thing, the city council members do not really listen to us. As I heard at one meeting about a development on Floating Feather, a sitting council member felt bad for the developer, not the people that had just testified against that development, because of the money they had spent in designing the proposed development. It is your city continue to grow but remember the congestion is not going away and it will only get worse.

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