

Shawn Nickel

Subject: FW: Willow Brook Golf Community Conceptual Plan

From: Linda gmail <lindawambolt@gmail.com>
Sent: Sunday, January 16, 2022 4:36 PM
To: Jennifer Salmonsens <jsalmonsens@staridaho.org>
Subject: Willow Brook Golf Community Conceptual Plan

I have many concerns and questions regarding the plans for the Willow Brook Golf Community, primarily as it interfaces with the existing Hillsdale residents.

I have lived here for almost 10 years and have attended several of the residential impact meetings in the past. My understanding from those meetings is that there would be only one home backing up to each existing resident. I live at 5188 N. High Prairie Place, and the proposed plans show two longer thinner lots backing up to my property. Can the proposed plans be changed so that promise is kept?

At the meetings they also promised that a traffic study would take place BEFORE any plans were approved. In the field behind my house alone, if the existing plan is approved you will be adding 157 homes. That indicates a likelihood of at least 300 more drivers coming from that field alone, yet you still have only two ways of exiting out of Hillsdale; and both are single lane roads, The conceptual plans show a road going into BLM land, but there is nothing there to connect to and likely will not be for many more years. Do you have approval from the BLM to build a road on their land? Even if they have granted access, if this community has been annexed into Star, it needs to have roads that connect it with Star. Do you have plans for any such roads, easing the pressure on the entrances at 16 and on CAN-ADA?

One of the defining characteristics of Star has been its requiring that communities have common areas where people can gather, and children can play. I see no such areas on the proposed plans. It seems that some simple modifications could fix that need. The Hillsdale community does have some existing spaces, but they are maintained by the Hillsdale community. Star needs to provide places for its own residents.

Are the native common spaces protected from further development indefinitely or is it just a moratorium on building in those spaces. Are these areas that could be turned into parks with walking trails? Can trees be planted in those areas? What community access is and is not allowed in those areas, ie can people ride dirt bikes and 4 wheelers there?

One way to cut down on the required trips into town and be environmentally protective is to provide locations for schools, churches, and community centers to be built within the community itself. Most master planned communities designate places for such places to be built to accommodate the anticipated needs in the area. I see no such places on the conceptual plan. Can you require that space be allocated before approving the proposed Willow Brook plans? Star's ability to negotiate for those spaces will be gone once these plans have officially been approved. As director of planning and zoning, please address those needs before the plans are approved.

I know you are very busy but would appreciate your attention to these concerns. Please call me anytime at [602-763-6640](tel:602-763-6640) when you can? Thank you for your time,

Sincerely,
Linda Wambolt