

Trevor Chadwick

From: Marti Phipps <sciphi2001.mp@gmail.com>
Sent: Saturday, February 12, 2022 11:24 AM
To: Kevin Nielsen; Trevor Chadwick; Jennifer Salmonsens; Kevan Wheelock; David Hershey
Subject: Willowbrook Development

February 12, 2022

Trevor A. Chadwick

Kevin Nielsen

Jennifer Salmonsens

Kevan Wheelock

David Hershey

Re: Willowbrook Development

I've thought long and hard about this proposal before I decided to make comments. I know that all of you are taking everything into consideration before making your informed decision. I realize, too, that you must take Idaho laws into account and, let's face it, there doesn't seem to be many there to regulate developers. I'm positive that you've heard from many people regarding traffic, water, sewer, etc. and I feel that I cannot add to what they're saying. But I will say that people are genuinely concerned, me included.

The items I want to address are more along the moral, aesthetic, and past promises line. Responsibility is a very important issue. We are all custodians of Idaho lands. This proposal not only affects the citizens of Star but also everyone located in the triangular area of Star, Middleton and Emmett. Compromise is an awesome gift for any individual to possess and I believe that's what is needed in this situation.

To start with, when Hillsdale was constructed and people started moving here, they will tell you they were promised that all development in this area would be at least R1 and I'm not talking about 50 houses crammed together along with some green space...1 house on 1 acre. People are feeling like they were lied to.

Secondly, people that moved in later and paid enormous amounts of money never imagined in their wildest dreams that a proposal like Willowbrooks would ever be presented to City Council. Indeed, the last proposal that Willowbrook presented and withdrew was nowhere near this massive. Even then they said they would put "like" next to "like" with green space separating the developments.

Water and sewage would be pumped back and forth between the new development and Star with ponds to help with irrigation, etc. There was thought and consideration given in this plan. We could live with that. It would allow Willowbrook to build and the folks that live here an aesthetic solution.

But I now go into the third issue, and I guess you already know what's coming next. By building a subdivision "inside" an already established subdivision that has no resemblance to what's already here, we feel that Willowbrook is thumbing their proverbial noses at us. There is no way to separate these subdivisions. No way to keep them from Hillsdale's green spaces, ponds, or equestrian center, not to mention the untenable traffic on the roads inside Hillsdale. Again, I'm not saying Willowbrook can't build on their land, but hopefully, with your support, we can help them build responsibly.

Do we really need that many condos? Do we really need to cram a house into every nook and cranny? Bob Phillips once said he has a vision for this area, but it appears his vision keeps changing to the detriment of the land and the people that live here. Gone are the deer and elk that used to visit, gone are the pheasants that lived in the farmland around us. We no longer hear the songs of the coyotes. The hawks and birdlife are not as abundant. I could go on, but I think you understand what I'm saying. We'll never get that back.

So, in conclusion, I'm not asking that Willowbrook not build, but I am asking that they build responsibly and with a moral obligation to the area.

Thank you for listening to me,

Marti Phipps

Hillsdale Resident