

Shawn Nickel

From: Michael Flanagan <mflan26@live.com>
Sent: Sunday, May 7, 2023 2:53 PM
To: Shawn Nickel
Subject: Proposed Willowbrook Development

My name is Michael Flanagan. I have been a fulltime resident / homeowner in Hilldale Estates, Star Idaho since October 2019.

My home address:
12076 W Deep Canyon Dr.
Star, Idaho 83669

I would like to thank the Star City Council and Star City Administrative staff for their great work. I think it is slanderous to intimate that Star City Council Members / City employees are "on the take" with real estate developers.

I am writing to object to the proposed Willowbrook development plan as proposed. Allowing a "mixed use" development in this residential area would be a mistake that will have long term negative consequences for the residents of Star.

The subject area is nowhere near contiguous to any current "mixed use" parcels in the City of Star. Allowing a mixed use re-zone would establish a precedent in the City of Star and would open the floodgates for additional developers to request mixed use rezones in Star's Areas of Cities Impact lands. Star's Comprehensive Plan states that commercial ventures are to be near major transportation corridors and other commercial areas. A bar, restaurant, and "other commercial" enterprises miles from downtown Star and State Highway 44 is contrary to the precepts of Star's Comprehensive Plan.

The Star City Council was quite clear in their recent zoning changes that the Willowbrook property should be developed with a single residential house per acre, it did not envision commercial ventures like those proposed (a commercial golf course, bar/restaurant, retail sales, and "other" commercial properties. The comprehensive plan does not envision a "sea of roofs" in these beautiful foothills.

Willowbrook Development's proposal is akin to the Kevin Costner movie: Field of Dreams; "build it and they will come". The "it" is the golf course. In one of the earlier public information meetings Nate Mitchell stated that the golf course was a "break even" affair, he said they would spend \$20 million developing this course. It is obvious that this "break even" venture is merely to attract people to purchase homes in the proposed Willowbrook development and fill the coffers of the other planned commercial enterprises.

Doubtless, many of the future owners of the "patio homes" surrounding the golf course will not be fulltime residents, rather the owners will be renting out these patio homes on a nightly / weekly basis in order to defray the cost of acquisition and maintenance. In fact, these patio homes will likely be investment properties for many owners who expect to gain positive cash flow from the rental of these units and subsequent appreciation of their investment.

Is Willowbrook Development asking the surrounding full time property owners to endure raucous parties on weekends where Treasure Valley High schoolers / college students “party it up” into the wee hours of the morning. We can also expect to see a share of young adults converging to celebrate reunions, graduations, job promotions, birthdays, etc. This is not what should happen in a R1 zoned neighborhood.

I imagine if Willowbrook Development understood that the patio homes would not be permitted, they would not invest the money to build a golf course. Star City Council is not in the business of “enabling business models”. Clearly this proposal is a complex business model which requires all elements of what they have proposed to be approved in order for them to undertake this grand plan starting with the golf course.

700 single family homes sited on one acre properties is what should be approved as per the Comprehensive Plan. Let this foothill area of Star be an example of a premier Treasure Valley residential neighborhood, not a Disneyland in Southwestern Idaho. Star City Council should adhere to the fundamental tenets of the Comprehensive Plan. The Treasure Valley is not like Detroit Michigan where cities need to “incentivize” development. I see no reason why there should be deviations from the Comprehensive Plan as requested by Willowbrook Development.

The letter sent to the City of Star written by Elam & Burke Attorney’s At Law commissioned by the Hilldale Estates Homeowners Association is a comprehensive and succinct enumeration of the problems and inconsistencies in Willowbrook Development’s current application and future plans. I feel it behooves the City of Star to respond and address the varied issues raised by this letter. The City of Star, Ada County and the State of Idaho has a documented public process that must be followed for Willowbrook Development’s application.

Thank you for the opportunity to relay my thoughts and concerns.

Sincerely,
Michael Flanagan

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