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Subject: Feb. 8 Willowbrook Development Workshop

Hello Mayor and Council Members,

As the owner of the Willowbrook Development Information Page on Facebook, I keep close tabs on what the citizens of Star, Middleton, and Hillsdale are thinking about development, and specifically, the mega Willowbrook development adjacent to Hillsdale and comprising some 1554 acres. At this point, we have more questions than answers about the development.

1. What are the planned uses of the land that are not shown on any of the maps, where are they located, and how many acres are planned for each of them, if applicable? Uses such as,
 - a. Possible sewage treatment plant.
 - b. Treated water piping to the Boise River
 - c. Phosphate remediation of the golf course and sewage treatment plant.
 - d. Capacity and location of any needed wells.
 - e. Size and location of any needed emergency water reservoir.
 - f. Schools needed. Size, type and locations.
 - g. Widening of any existing roads for higher trip volumes/day.
 - h. Parking for the golf course.
 - i. Sufficient parking for the houses surrounding the golf course. Some patio homes apparently have no parking planned on the maps.
 - j. Plans for fiber optics supplied to the new development as well as for Hillsdale residences.
 - k. Traffic impact studies that verify that traffic will not violate traffic load policies of ACHD and Canyon County agencies.
 - l. Similar traffic impact studies for ITD highways such as 16, 44, and 20/26.
 - j. Any demolition and construction on existing roads for purposes of providing sewer, water, electric power and fiber optics to the new development.
 - k. Insurance against well failure in Hillsdale Estates due to usage in the new development and golf course.
 - l. Insurance against land subsidence in Hillsdale due to potential loss of water level in the aquifer.
 - m. Police, Fire and Water substations.
 - n. Any plans for a rock quarry or ponds shown on previously approved plans, but not on this application.
 - o. Water consumption forecasts for the number of homes planned and for the golf course.

It is important that the developer be held accountable for all infrastructure development before housing construction begins. A lot of the items on the above list seem detailed, but the larger the development, the more detailed plans need to be up front. The entire idea of approving zoning and a "conceptual" plan without knowing the details above is not smart planning. I suggest that, if you get pressured by the developer to approve any "conceptual" plan like we saw in Workshop 1 that you tell him he is entitled to R0 zoning until he proves that all the traffic, density and water issues are resolved at a higher density level. Please don't put all of us in the situation where approval is given, and the "details" will be worked out later while the bulldozers go to work. At that point, the developer can reap the benefits of his loose planning, with little or no supervision or accountability.

Good luck with your decision on this one. It will be controversial no matter what. It is important for the legacy you leave for Star. Your names will be associated with it for a long time.

Best Regards,

Monte Smith

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