

Trevor Chadwick

From: Bill Roberts <broberts4374@yahoo.com>
Sent: Thursday, February 10, 2022 11:12 AM
To: Kevin Nielsen; Kevan Wheelock; Trevor Chadwick; David Hershey; Jennifer Salmonsens
Subject: Willowbrook Development in Star

Mayor and Council,

Hello, My wife and I recently move to Hillsdale Estates (last February 2021) and have enjoyed the peaceful environment it offers. When we started looking for a place in Idaho to retire, we started to look in Eagle since my family roots have been there for the last 60 years. We started our search about three (3) years ago and found the Eagle area to have changed significantly with dense development throughout the city and rural areas. This prompted us to look at Star as a better option for us. Specifically, the Hillsdale Estates development. Soon after we moved in, we started hearing the neighbors talking about the potential for a new development planned throughout the open fields within Hillsdale. Well, that got our attention and I started to inquire further. Most of the neighbors said that an attempt to develop these fields was turned down a few years ago and that this is a long way off from being done any time soon. That settled my nerves somewhat. However, after being on-line to watch the last two "workshops" (Jan. 25th & Feb. 8th), I most definitely have concerns and want to express my opinions. I completely understand the need to expand and develop rural areas within or near the city of Star, but to do it in the proposed fashion the way the Willowbrook group is proposing is crazy to me.

I have read the other letters written to your group, expressing their concerns and opinions and I share all of their concerns as well. To think that this city could actually consider approving over four (4) thousand homes in this area is unreal to me. I know the Willowbrook group is conducting a TIS at this time and should, but no matter what they come up with there will be a massive impact. I know the Willowbrook group has done the water and sewer assessment and presented it at the last Workshop, but I have a hard time accepting their confidence in their presentation.

It seems to me to put a golf course within this huge development is a small gesture or even "bait" for this plan to be approved by your organization. After reviewing the preliminary plan, I realized that the bulk of the planned housing is adjacent to existing Hillsdale Estate homes and throughout the open fields and gullies (west of High Prairie, west of High Country, east of Hill Haven, west of Star Ridge).

To me, the more appropriate plan that would be more considerate to existing Hillsdale residents, would be to put the golf course within these fields and gullies (noted above) and have the bulk of the new development (R1/R2) further west (currently where the bulk of the golf course is planned) with no R3 or townhomes in the plan. That way, the current residents would not have hundreds "high density" homes in their backyards. I know that this would take away a significant number of homes from the plan and would require a significant "redesign" of the golf course, but it would be more sensitive to the Hillsdale residents and less impact to the area.

Moving to Star from an over developed area (Orange County, CA) and witnessing the abuse of those developers in that area listening to Nate Mitchell (Willowbrook Development), during the last couple of workshops, reminded me of those developers over the last 25 years. Also, knowing that Nate Mitchell was a previous Mayor of Star, it makes me start thinking of "Conflict of Interest"....

These are my concerned thoughts and opinions.

Best Regards,

Bill Roberts

5455 N High Country Was
714-269-5203