

Letter to the City Council
From: Citizens for Star

Feb. 22, 2023

Subject: Proposed Willowbrook Development Setbacks

Dear Mayor Chadwick, Councilman Hershey, Councilman Wheelock, Councilwoman Salmonsens, Councilman Nielsen,

In this letter, we raise our concern about Setbacks in the Willowbrook Proposal. We understand that they are implicitly requesting a variance from the code setbacks, and we disagree with their request.

In the following table, you can compare what Muni Code 8-3A-4 states about setbacks alongside with the Willowbrook proposed setbacks for each of their lot sizes.

Minimum Yard Setback: Municipal Code and Willowbrook Plan

| Zoning District | MC Front | WB | MC Rear | WB | MC Interior Side | WB | MC Street Side | WB |
|-----------------|----------|-----|---------|-----|------------------|-------|----------------|-----|
| R-R | 30' | 30' | 30' | 30' | 20' | 20' | 20' | 20' |
| R-1 | 30' | 30' | 30' | 30' | 10' | 10' | 20' | 20' |
| R-2 | 20' | 20' | 20' | 20' | 10' | 10' | 20' | 20' |
| 20,000 SF | 20' | 20' | 20' | 20' | 10' | 10' | 20' | 20' |
| 12,000 SF | 20' | 20' | 20' | 20' | 10' | 10' | 20' | 20' |
| 6-9,000 SF | 20' | 20' | 20' | 20' | 10' | 5-10' | 20' | 20' |
| Under 6,000 SF | 20' | 15' | 20' | 15' | 10' | 5' | 20' | 20' |

MC=Municipal Code
WB=Willowbrook Plan

The point to all of this is that Willowbrook is not planning to meet the letter or intent of the Code for R1 or R2. If you are interested in avoiding the visual appearance of a “sea of rooftops” or a “stack and pack” neighborhood, we strongly request that you require Willowbrook to meet the standards in the Municipal Code.

Thank you for your consideration.

The Citizens for Star organization

- Rochelle Henson 5233 N. High Prairie Place, Star
- Lisa Priapi 10325 W. Lanktree Gulch Road, Star
- Anadeane Galbraith 9758 W. Lanktree Gulch Road, Star
- Cherie Shields 9947 W. Lanktree Gulch Rd., Star
- Sabrina Newberry 9909 W. Lanktree Gulch Rd., Star
- Sara Kalfas 4241 Cowboy Lane, Star
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