

Shawn Nickel

From: chisel_joiners_0w@icloud.com
Sent: Thursday, May 4, 2023 1:02 PM
To: Shawn Nickel
Subject: Willowbrook development

Address 398 S Rivermist, Star

This proposal should be declined for several reasons.

1. Increased traffic patterns. Traffic is already a significant concern for the city and I witness and participate in it every weekday coming and going to work. I am fully aware there is cost sharing with Star, developers, ITD but the infrastructure should be in place first. I realize a traffic study was conducted but they are quite subjective based on current volume of traffic in the area and true impacts not only there but also on all surrounding arterial roadways including State Highways 16 and 44. These are highways, not neighborhood roadways. Mayor Chadwick has previously said, "our roadways in our road. Networks aren't getting built at the speed that everyone wants."
2. Inconsistencies with home lots and sizes within the surrounding community which is a goal of your comprehensive plan for the city which allows for RT which is defined as one residential dwelling unit per two acres or RR for lots of 2 to 5 acres and not be subdivided. Also zoned for low density residential in the city comprehensive plan. Residents in the impacted area enjoy large lot sizes up to several acres, and homes are older in age. Residents live away from the city center for a reason, and this is bringing the chaos to them which is not wanted or desired. Additionally, Mayor Chadwick himself has been in the media emphasizing the need to "combat uncontrolled growth," and pushing for fewer homes per acre, and that the growth is outpacing the city budget. Every 370 houses requires a new police officer yet I've seen minimal reference in the paperwork of maybe 1 officer yet I can guarantee more are needed and who is funding them?
3. School capacity impacts. In all the paperwork filed there is a shocking lack of understanding or impact assessment of what 1,000+ homes will do to the capacity in the local elementary and middle school in particular. Ohwyhee is the assigned high school for Star, and was already full the day they opened due to overcrowding in the neighboring high schools. Developers should be contributing significantly to the West Ada School district to help build additional schools, period.
4. Given the size of the entire development there is not enough green space preserved. The city comprehensive plan has requirements for open space, city parks and land preserved for options like a community garden. Star is near BLM land but that should not be in any calculation of the city requirement high is only a convenience that it's nearby. The expectation is preserving open space, scenic views. Was an environmental impact completed for this massive development? There is certain to be significant impact to local wildlife and destruction of natural habitats to many animals in the area.

I appreciate the opportunity to provide feedback but I hope the city is very thoughtful about decisions on this proposed development. Take some time to ensure every aspect has been thoroughly reviewed and the impacts considered and whether there is truly enough positives to outweigh the significant concerns me and my neighbors and fellow residents have about this project. It's more than a rubber stamp approval and will impact the city for years in the future but in the short term are more concerns which should be addressed.

Sincerely
Tammi Chase