CITY OF STAR, IDAHO

CITY COUNCIL SPECIAL MEETING (AGENCY WORKSHOP) AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, February 08, 2022 at 6:30 PM

PUBLIC NOTICE: THIS MEETING IS A WORKSHOP - NOT A PUBLIC HEARING. PUBLIC TESTIMONY WILL NOT BE HEARD. THE PUBLIC IS INVITED TO PARTICIPATE BY OBSERVING THE RPOCESS IN PERSON OR ONLINE AT: https://www.youtube.com/channel/UCkw5PdAcU_RK0rP7MNaLB1A

1. **CALL TO ORDER –** Welcome/Pledge of Allegiance
2. **ROLL CALL**
3. **AGENCY WORKSHOP**
   A. AGENCY WORKSHOP - WILLOWBROOK
4. **ADJOURNMENT**

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at 208-286-7247, at least 24 hours in advance of the meeting date.

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org

Ma
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsen
Michael Keyes
David Hershey

December 22, 2021

CITY OF STAR
NOTICE OF PUBLIC HEARING

Dear Resident:

You have been identified as a property owner located within three hundred feet of the proposed **Willowbrook Development** application that will come before the City of Star. The following Workshops and Star City Council Public Hearing are being scheduled as follows:

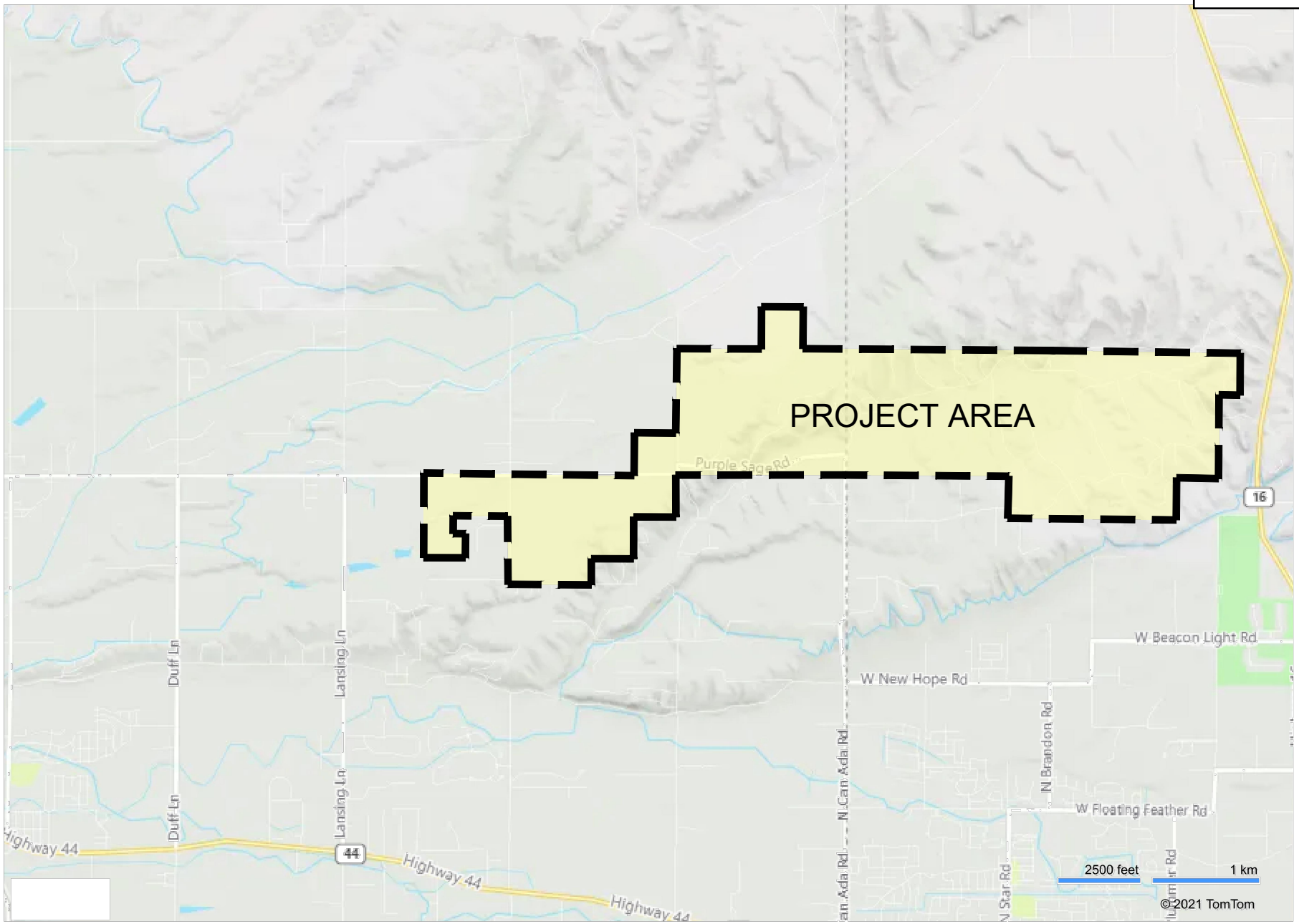
Workshop #1 - Transportation - January 25, 2022 Star City Hall, 10769 W. State St, Star, Idaho at 6:30 pm**
Workshop #2 – Agency Discussion – February 8, 2022 Star City Hall, 10769 W. State St, Star, ID at 6:30 pm**
Workshop #3 – If Needed – February 22, 2022 Star City Hall, 10769 W. State Street, Star, Idaho at 6:30 pm**
**Workshops are not public hearings. Public testimony will not be heard.
Star City Council **Public Hearing** - March 1, 2022, at **Life Spring Church**, 174 N. Star Rd, Star, Idaho at 7:00 p.m.

Application: Willowbrook Annexation and Zoning and Planned Unit Development (Files #'s AZ-21-12/DA-21-20/ PUD-21-02)
Applicant/Representative: Nathan Mitchell, A+E Construction, LLC, 1470 N. Rook Way, Star, ID 83669
Owner: Richard M. Phillips, Willowbrook Development, Inc. & Twin Islands, LLC, 210 Murray Street, Garden City, ID 83714

Action: The Applicant is seeking approval of an Annexation and Zoning (R-3-PUD-DA), a Development Agreement, and a Planned Unit Development for a proposed master planned development consisting of 1,618 residential lots, 2 commercial lots and 25 common lots on 1,554.8 acres (723.78 acres in Ada County; 831.02 acres in Canyon County). The property is located west of Highway 16 in Star, Ada and Canyon County, Idaho. **Property Location:** The subject property is generally located between Hwy 16 and Kingsbury Road, and Deep Canyon Drive and Lanktree Gulch Road/Purple Sage Drive. Ada and Canyon County Parcel No.'s included in Exhibit A attached.

Information/Comments: Additional information will be available for review online at www.staridaho.org. Should you be unable to attend the public hearing, you may submit your comments to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at **snickel@staridaho.org a minimum of 2 days prior to the day of the hearing.** For further information, please call 208-286-7247. ** Attendance at Workshops will be limited in space and public participation will not be allowed. It is advised that workshops be viewed via Youtube if possible. Links will be provided on the City Website prior to the scheduled date. All meetings available on Zoom and Youtube. Contact City for details.

Shawn L. Nickel
Planning Director and Zoning Administrator



VICINITY MAP- ANNEXATION AND REZONE

Date: August 31, 2021

To: Star City Council and Planning Staff

From: Willowbrook Development, INC, Twin Islands LLC, and Richard Phillips

Subject: Narrative For Willowbrook Golf Community Annexation, Zoning, and PUD

Willowbrook Development, INC is proposing to annex approximately 1554.8 acres of ground into Star and request an R-3 Zoning designation for the entire property. Additionally, we are submitting a Preliminary PUD on approximately 725 acres of the total 1554.8. The PUD request would allow for a mix of Single Family detached, Single Family attached, approximately 110,000sf of Neighborhood Commercial and Retail Space, and a Championship 18-hole golf course designed by Tom Weiskopf. The property is generally located within the Hillsdale Estates subdivision in Ada County, and along Purple Sage Road between Kingsbury Lane and CANADA Road in Canyon County.

There is approximately 725 acres in Ada County that had a 15-year deed restriction for Open Space since Hillsdale Estates was developed starting in 1995. The 15-year restriction from development in Phase 8 will expire in 2018. All non-farm restrictions have expired, and the entire property is available for development. The 725 acres has been slated for development ever since Willowbrook purchased the properties in the early 1990s.

While Willowbrook was developing the Ada County properties as Hillsdale, they also were purchasing and developing large parcels of property in adjacent Canyon County. Star Ridge Estates was approved and developed during this time. In addition to the already developed Star Ridge Estates, Willowbrook owns approximately 799 acres in Canyon County. Approximately 500 acres of the Canyon County property has been approved for development of 2 dwelling units per acre under Canyon County Code. The development agreement entered into with that approval required municipal services be provided prior to any building. At the time it was envisioned that this property would be served by Middleton City Sewer and Water. However, as annexations and approvals have taken place over time, it is quite clear the Middleton does not have the ability to annex or adequately serve this property. Willowbrook has recognized that developing adjacent properties using two different land use authorities is not in the best interest of current or future residents of either County. Willowbrook strongly believes the best approach to developing this area is to develop under a single land use authority (CITY OF STAR) to provide consistency in development standards and services. If annexed, this area will provide the City of Star and Willowbrook Development and outstanding opportunity to plan and develop plats that best serve the interests of all.

Annexation and Zoning is the first, yet critical step in creating more quality development for Star. By approving our request and granting the R-3 Zoning, you will provide a clear and concise path for your City's growth, and predictability and consistency in development standards to everyone effected. Willowbrook is committed to continuing the demonstrated quality development of this area and strongly believe that partnering with the City of Star is the path forward.

Land Uses:

Housing Variety. Willowbrook is committed to providing a variety of housing types to maximize market conditions. We have complied with the City's Comprehensive Plan concerning transition from existing development to our proposed uses within the PUD. We have buffered most existing development by providing a 1 to 1 transition as much as possible. We will gladly match setbacks and Architectural Control requirements to further buffer the existing homes. Additionally, where we can't achieve these buffering conditions, we have allowed for landscape buffers to minimize the impact on existing residents. We have concentrated our most dense housing types within the golf course to allow the course to provide a better buffer to the existing development as well.

There are multiple opportunities within this PUD to provide active adult, gated communities geared towards the golfing community. Townhouses and Patio Homes with course frontage will allow for a maintenance free lifestyle. The security and comfort of the gated communities within the PUD provide a product currently not available in the Star market, and one we feel will be in great demand.

The majority of this PUD is single family detached housing that will compliment the already outstanding development of the area. With lot sizes that range from 6000sf to over 1 acre we will be able to provide a product for most any buyer in the market. We have provided in your packets examples of each of the product types we envision on the different lot sizes.

Commercial/Retail. Within the PUD we have provided area for approximately 110,000 sf of neighborhood commercial and retail space. We envision the neighborhood commercial to provide convenience services such as C-stores, professional office space, and banking or financial services. The retail we envision to be a complement to the golf course and clubhouse with boutique clothing stores, restaurants, and coffee shops.

Traffic. One of the largest concerns that have been expressed in our ongoing conversation with neighbors has been traffic congestion. Included in your package is a report from Kittleston and Associates that outlines a scope of work for a comprehensive Traffic Impact Study. Once your land use decision refines the assumptions made in the scope of work, we will immediately commence work on Phase 1 of the study. The Scope of work included input from ITD, ACHD, and CHD4. With the transportation agency input, Compass was then able to build a traffic model that will drive this TIS. The direct access to this property will be from a new connection at Highway 16 that pairs with planned development east of the Highway. Additional connections at Wing Road, CanAda Road, Blessinger Road, and Kingsbury Road with allow multiple options for traffic flow in and out of the project. CanAda Road is the only connection currently built. Willowbrook owns ROW for Wing Road from its current terminus just south of the Farmers Union Canal that the road can be extended through to Lanktree Gulch Road and dedicated to ACHD. Engineering is complete and construction has begun on the Blessinger Road

extension. The Kingsbury Road extension is currently being engineered within a Preliminary Plat that will be submitted to Canyon County for approval within the month.

The key traffic connection to reduce impact on existing residents will be the new connection with Highway 16 that will bypass existing driveways on Deep Canyon Drive in Hillsdale Estates.

The Scope of Work for the TIS considers all these improvements plus impacts to multiple intersections on the State Highway System and local roads.

Utilities. Star Sewer and Water will provide services to this entire project. We are currently considering two alternatives for wastewater treatment. The first option is a regional lift station located in the vicinity of CanAda Road and Purple Sage Road. This lift station would be sized to handle the majority of our project plus additional potential development in the area. The pressure line from the lift station would likely run South in the CanAda Road ROW to Foothill Road, then East along Foothill to a gravity line that comes from the Trident Ridge Subdivision. From there the wastewater would gravity to the current SSWD treatment facility. The second option for wastewater treatment for this project will be to build an MBR treatment plant like SSWD's current facility on site. This facility would be in a similar location to the Regional Lift Station option. This facility would treat all wastewater on site and be designed to produce water clean enough to reapply to the golf course for irrigation water.

Both options will include exploring reuse of SSWD's current discharge for irrigation water within the project. We are actively engaged with SSWD Board of Directors and Keller and Associates to determine which direction will best benefit the project and SSWD.

Potable water for this project will be provided by a new well drilled within the project with a storage tank to treat and store water. This facility will be located to SSWD satisfaction. Willowbrook currently owns approximately 4.0cfs of potable water rights that will serve the PUD. Additional water rights will be secured by the owner and/or SSWD to serve the remainder of the project.

All water treatment and supply facilities will be built by the developer and dedicated to SSWD for operation.

Willowbrook currently owns 4000-acre feet of irrigation water rights to provide irrigation to the golf course and development within this project. Our intent is to use as much treated wastewater as possible within the project and only use the existing irrigation wells as supplements to the reuse water as necessary.

Public Services. Willowbrook intends to provide property in the vicinity of Purple Sage and CanAda road for the Star Fire Protection District to build a Station to serve the northern portion of their District. We will continue to work with them to determine the most appropriate location within the project. We would also envision Star Police and Ada County EMS locating with the Fire District as well.

We have not presented this project to either the West Ada or Middleton School District for review. Through the platting process we will work with both districts to meet their needs for locations of future schools to mitigate our impact to the Districts.

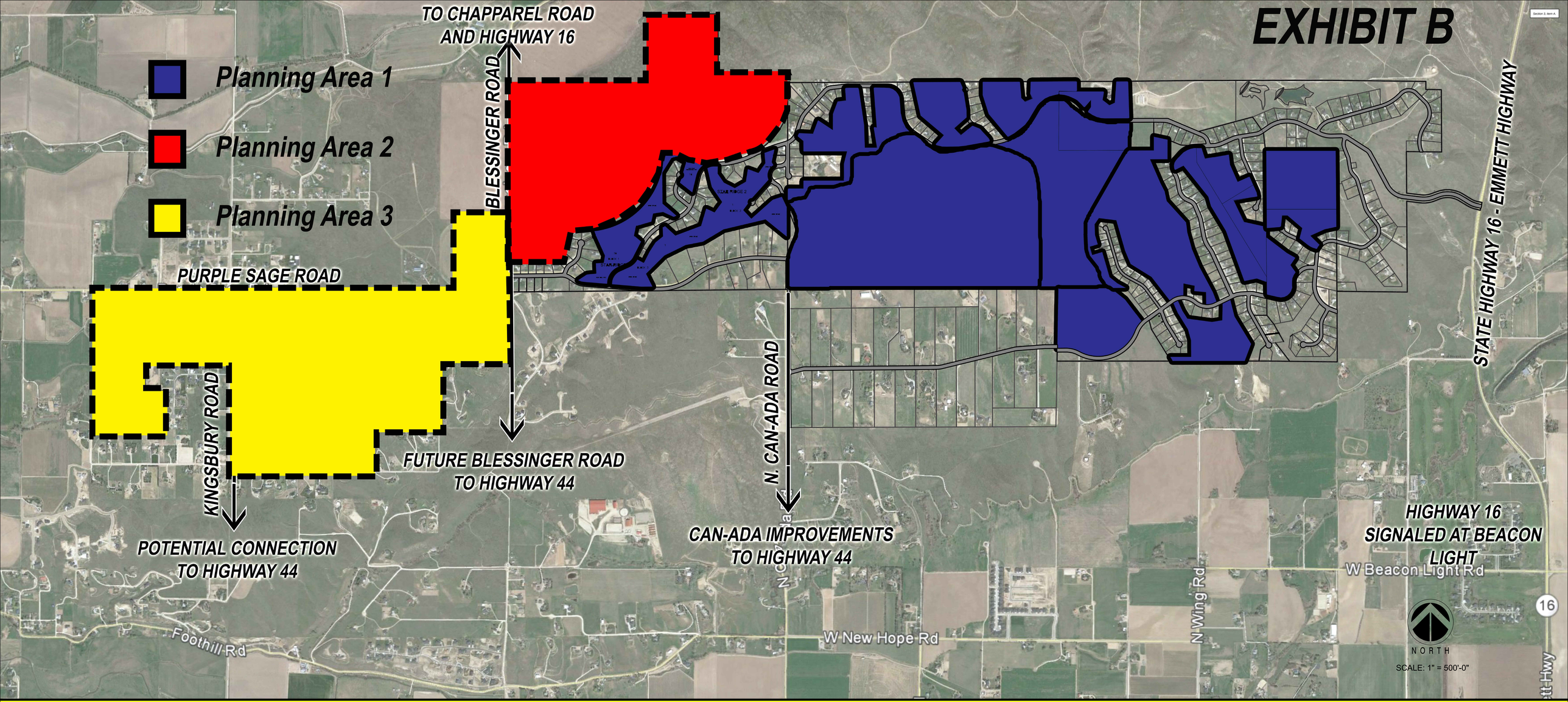
Open Space. The largest portion of Open Space provided in this project is the Golf Course. We have been working with Tom Weiskopf and Phil Smith Design for several years to design a championship golf course in this project. We are committed to building the golf course in conjunction with the initial phases of development, so the course is built and playable as our first houses are being occupied. The course will be a privately owned public course. The public will be welcome to enjoy a wonderful golf opportunity. This model has worked well for Mr. Phillips at his Banbury Meadows course in Eagle, and we anticipate building on his current success to provide a truly world class venue. A venue that we believe will be an incredible asset to the City of Star and the overall Treasure Valley Region.

In addition to the golf course, we have approximately 85 acres of ground that is currently open natural space that is too steep to build on and will remain open. We have also included in the Conceptual Master Plan multiple locations for pocket parks and club house amenities to provide opportunities for members of the community that don't participate in golf.

Neighborhood Meetings and Public Involvement. Developing this property in the City of Star has be a continuous conversation since at least 2012. Our goal has been to engage the current residents to get input that will help us mitigate the impacts on their current lifestyles. Change is always difficult. The residents of Hillsdale, Monument Ridge, and Star Ridge have been very actively engaged with us for the past 5 years. We have tried to incorporate as many of the requests from these meetings as possible. Included in our application is a summary of questions and answers from our most recent neighborhood meetings. As we go through this process with the City, and future platting processes, we are committed to accommodating requests to mitigate our impact on our neighbors. The neighbor's involvement in this process has already made this a better project and they will continue to have positive impacts on our final product.

In summary, Willowbrook Development sees this annexation and zoning request and Preliminary PUD as a critical first step in a long-term partnership with the City of Star and all supporting government agencies. Discussions with Star Sewer and Water District, Star Fire District, both Highway Districts, and ITD have been positive and constructive. Opportunities to provide superior municipal services to future residents, and to enhance services to current residents have already been identified with these agencies. A project of this scope will take decades to complete. These partnerships will prove to be a cornerstone of success for everyone involved.

EXHIBIT B



Willowbrook Development - Planning Areas Map

Willow Brook Community

Overall Roadway and Traffic Plan

SOUTH BECK & BAIRD

KEY:

- WILLOW BROOK COMMUNITY
- EXISTING COLLECTOR ROADWAYS
- PROPOSED ROADWAY EXTENSIONS
- EXISTING LOCAL ROADWAYS
- FUTURE POTENTIAL EXTENSIONS
- TRAFFIC CONNECTION

TO CHAPPAREL ROAD AND HIGHWAY 16

HIGHWAY 16 TO EMMETT

FUTURE ROAD EXTENSION TO HIGHWAY 16

EXISTING HILSDALE ACCESS TO HIGHWAY 16

HIGHWAY 16

PURPLE SAGE ROAD

PURPLE SAGE ROAD TO MIDDLETON

FUTURE WING ROAD TO HIGHWAY 16

WING ROAD

FUTURE BLESSINGER ROAD TO HIGHWAY 44

FUTURE CAN-ADA ROAD TO HIGHWAY 44

FUTURE KINGSBURY ROAD TO HIGHWAY 44

HIGHWAY 16 SIGNALED AT BEACON LIGHT

BEACON LIGHT TO EAGLE

W. FLOATING FEATHER TO EAGLE

KINGSBURY ROAD

BLESSINGER ROAD

N. CAN-ADA ROAD

HIGHWAY 44 TO MIDDLETON

HIGHWAY 44

CITY OF STAR

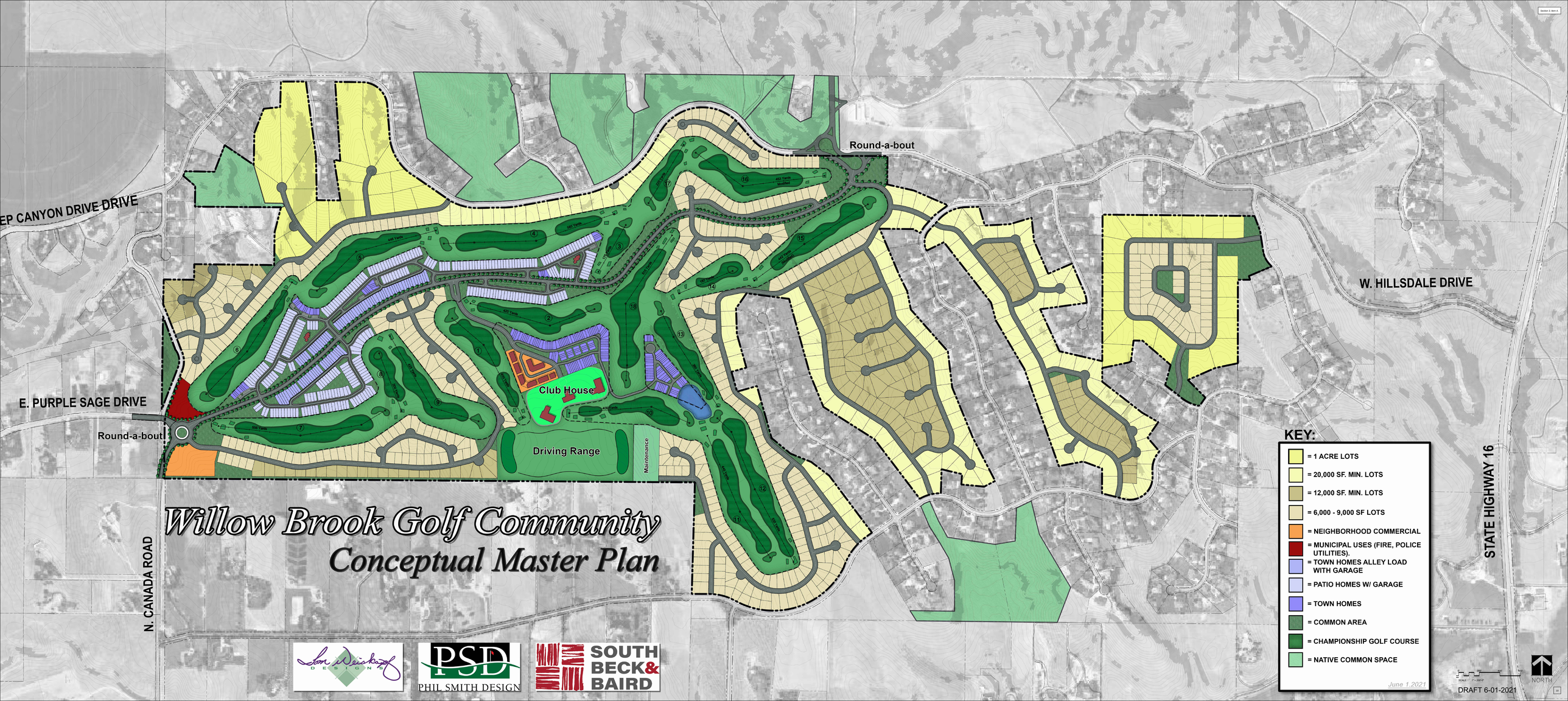
HIGHWAY 44

HIGHWAY 44 TO EAGLE

HIGHWAY 16

POTENTIAL ALIGNMENT WITH BRIDGE TO HIGHWAY 20/26

HIGHWAY 16 TO MERIDIAN AND INTERSTATE 84


EP CANYON DRIVE DRIVE
Round-a-bout
W. HILLSDALE DRIVE
E. PURPLE SAGE DRIVE
Round-a-bout
Club House
Driving Range
Maintenance
N. CANADA ROAD
STATE HIGHWAY 16
Willow Brook Golf Community
Conceptual Master Plan
KEY:
= 1 ACRE LOTS
= 20,000 SF. MIN. LOTS
= 12,000 SF. MIN. LOTS
= 6,000 - 9,000 SF LOTS
= NEIGHBORHOOD COMMERCIAL
= MUNICIPAL USES (FIRE, POLICE UTILITIES).
= TOWN HOMES ALLEY LOAD WITH GARAGE
= PATIO HOMES W/ GARAGE
= TOWN HOMES
= COMMON AREA
= CHAMPIONSHIP GOLF COURSE
= NATIVE COMMON SPACE
June 1.2021
PHIL SMITH DESIGN
SOUTH BECK& BAIRD
NORTH
DRAFT 6-01-2021