



CITY OF STAR, IDAHO

CITY COUNCIL SPECIAL MEETING MINUTES

WILLOWBROOK TRANSPORTATION

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 25, 2022 at 6:30 PM

PUBLIC NOTICE: THIS MEETING WAS A WORKSHOP - NOT A PUBLIC HEARING. PUBLIC TESTIMONY WAS NOT HEARD. THE PUBLIC WAS INVITED TO PARTICIPATE BY OBSERVING THE PROCESS IN PERSON OR ONLINE AT:

https://www.youtube.com/channel/UCkw5PdAcU_RK0rP7MNaLB1A

1. CALL TO ORDER

Mayor Trevor Chadwick called the meeting to order at 6:30 p.m. He welcomed attendees and led the Pledge of Allegiance.

2. ROLL CALL

Present were Mayor Trevor Chadwick, Council President David Hershey, Council Member Kevan Wheelock, Council Member Jennifer Salmonsens, City Planner Shawn Nickel, Assistant City Planner Ryan Field, City Clerk-Treasurer Jacob Qualls, Public Information Officer Dana Partridge, Idaho Transportation Department representative Caleb Lakey, Idaho Transportation Department representative Jason Brinkman, Nathan Mitchell of A+E Construction representing the applicant Willowbrook Development Inc. & Twin Islands LLC, John Roters, Jake Evans, Civil Engineer Chad Cankello, Kittleson Associates representatives Sonia Daleiden and Sam Martsch, Canyon Highway District 4 representative Bruce Bain, Canyon Highway District 4 representative Chris Hopper, and Alliance Consulting representatives James Hammon and Lauren Stubbs (Hammon and Stubbs participated via online). Council Member Nielsen was absent.

3. AGENCY WORKSHOP

TRANSPORTATION AGENCY WORKSHOP SUMMARY - WILLOWBROOK

Mayor Chadwick introduced the regional agency workshop participants and explained that Nathan Mitchell would introduce the Willowbrook project and then the transportation agencies would ask their questions.

Mitchell utilized a map to describe the overall concept of the proposed Willowbrook development which would consist of 1618 residential lots, 2 commercial lots and 25 common lots on 1554.8 acres (723.78 acres in Ada County; 831.02 acres in Canyon County).

Mitchel noted key elements of the concept, such as 1,600 dwelling units, 500 of which are town homes and patio homes and the rest being single family homes with a public championship level golf course.

The presentation noted that the golf course would be early in the phasing and the road access/road development is a key issue to coordinate on early in the process in order to avoid building a golf course and then having to tear it up.

Mitchel presented a concept map of the major road connections for discussion. A new major connection would be proposed to Highway 16 on the north which would cross both highland land, livestock ground, and BLM land.



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Discussion of scope ensued, including issues of terrain, access, and routes, as well as access and traffic concerns for surrounding neighborhoods.

Mitchel noted that Willowbrook is asking for some land use entitlements, but the developers want to make sure they are restricted properly in a development agreement to ensure the transportation authorities have the leverage they need over the development process to ensure when various phases build out that the proper improvements are made to support what the highway districts and the City need.

Discussion noted that Kittleson Associates will provide a detailed scope of work as part of the development agreement process.

James Hammon of Alliance Consulting noted the team has been working with ITD and BLM on the proposed future interchange at Highway 16 and Beacon Light. Discussion focused on the map depictions, comparing what Highway 16 is like now to future iterations, envisioning the transition from collector road to principal arterial to possible expressway with the goal of maintaining throughput on Highway 16 as a priority. It was noted that development creates the need to go through this type of planning.

Referencing the conceptual master plan, the proposed golf course and a sample roundabout were discussed. One priority determined in discussion was maintaining a high level of road connections and choices, so travelers on the roads have options. ITD proportionate share for future road intersections was also discussed.

Council Member Wheelock asked with respect to all the driveways in Hillsdale what the opportunity was that ITD would allow for the road to be built before the golf course. Discussion ensued referencing development needs and ITD negotiations. Overall discussion turned to the concept of retiree demographics of those moving to Treasure Valley, and the concept of having a championship level golf course available.

Caleb Lakey noted that COMPASS is the metropolitan planning organization in Canyon County and does not have regulatory authority for transportation or land use, advising that their role is really with the Federal transportation dollars that Canyon County receives and ensuring oversight to determine funding is spent correctly; he noted the County works with the City on where growth will occur.

Discussion continued on long range planning for the area. Mitchell summarized that Willowbrook is looking for a zoning decision and is willing to restrict entitlements to complying one hundred percent with what the agencies come back to the table with, expressing support for Kittleson Associates' analysis that will come back.



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Topography of the land throughout the development was summarized, and the applicant representative noted that they will be naturally limited on the dwellings by that topography. Mitchell noted that one of the next phases will be to produce a Traffic Impact Study.

Council Member Salmonsens asked questions about the recent COMPASS model update. Overall discussion summarized the need for the city, agencies, and developers to work together and resolve transportation problems and (where applicable) determine funding sources via a proportionate share agreement.

Mayor Chadwick adjourned the meeting at 8:25pm

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk - Treasurer