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Jim D. Hansen, Vice-President  
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Kent Goldthorpe, Commissioner  
Miranda Gold, Commissioner

April 27, 2023

To: Nathan Mitchell  
A + E Construction, LLC

From: Mindy Wallace, AICP  
Planning Review Supervisor

Subject: Review of Supplemental Information - Willowbrook Master Planned Development

On April 19, 2023, Kittelson & Associates submitted supplemental traffic information regarding the first phase of the proposed Willowbrook Master Planned Development, the extension of Wing Road, and ACHD policy thresholds for trips on local roadways (see attached). While ACHD appreciates the additional information, no changes will be made to ACHD's April 20, 2023, project report for the development based on the supplemental information.

Additionally, not discussed in the project report, but important to the discussion, is the difference between the types of trips (residential vs Residential trips are generated by residential land uses (single family homes and townhomes) and commercial trips are generated by commercial land uses, which include the proposed golf course. In accordance with ACHD Policy, local residential streets should not be used to access commercial uses, as a mix of commercial and residential traffic is undesirable and residential roadways are not constructed to accommodate commercial traffic.

This further supports ACHD's recommendations that, *"No connection to Deep Canyon Drive be considered until Aerie Way is constructed and open to provide access to the site and that to provide access to the golf course, the applicant may apply for a driveway approach permit for a driveway or private road onto Can Ada Road to provide access to the site."*

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**From:** Jamie Markosian <jmarkosian@kittelton.com>

**Sent:** Wednesday, April 19, 2023 12:40 PM

**To:** Mindy Wallace <Mwallace@achdidaho.org>

**Cc:** Deborah E. Nelson <den@givenspursley.com>; Sonia Daleiden <sdaleiden@kittelton.com>; Sam Mantsch <smantsch@kittelton.com>

**Subject:** Willowbrook Golf Community - ACHD Staff Report

Good afternoon, Mindy!

Hope you are well. We understand ACHD is considering conditions of approval related to future residential development impacts from the Willowbrook Development on Deep Canyon Drive. The current applications include annexation and zoning with a development agreement that, if approved, allow only the golf course and related golf amenities to be developed. Residential and additional commercial uses are in future phases that cannot proceed until future preliminary plat and planned unit development applications are submitted and approved.

The golf course uses do not cause trips to exceed planning level ADT thresholds on Deep Canyon Drive.

Beyond the golf course, the development can construct the following residential unit counts until the segment exceeds the planning level threshold for its local street designation (i.e., 2,000 ADT):

- In year 2026, without the Wing Road Connection
  - o 71 units (plus the golf course uses)
- In year 2026, with the Wing Road Connection
  - o 213 units (plus the golf course uses)
- The Wing Road extension proposed with the Willowbrook Development is shown on the ACHD Master Street Map as a proposed residential collector. Based on the flexibility in the public right-of-way and the adjacent privately owned land held by the applicant, Wing Road could be considered for elevation in functional classification to provide additional ADT threshold capacity while maintaining the appropriate section for a collector roadway vs a local street. This elevation in functional classification could provide additional capacity to where additional units could be constructed with the development before Deep Canyon Drive exceeds its planning level ADT threshold.
- After these two connections (Deep Canyon Drive & Wing Road) have met their respective ADT thresholds, the Aerie Way connection needs to be constructed and access to SH 16 from Deep Canyon Drive severed to meet local street ADT thresholds.

Hopefully this information assists in the development of ACHD's staff report. Please let us know if you have any questions or need additional information.

Thanks!

Jamie

Jamie Markosian, PE  
Senior Engineer

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