

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
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www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

August 5, 2025

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **November 18, 2025**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: Whistling Hills Subdivision (formerly Willowbrook Subdivision)
Files #'s DA-21-20 MOD Development Agreement Modification
PP-25-02 Preliminary Plat
PUD-25-01 Planned Unit Development

Applicant/Representative: Nathan Mitchell

Owner: Willowbrook Development, Inc.

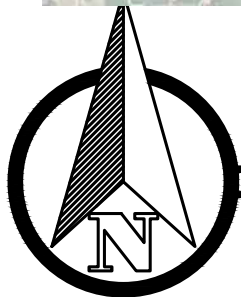
Action: The Applicant is requesting approval of a Development Agreement Modification, a Preliminary Plat for 905 residential lots, 2 commercial lots, and 75 common lots, and a Planned Unit Development. The property is located west of Highway 16 in Star, Ada County, Idaho. The development consists of 726.23 acres with a proposed overall density of 1.25 dwelling units per acre. Star City Council approved the annexation and conceptual plan for this development in June or 2023.

Property Location: The subject property is generally located between Hwy 16 and Can Ada Road, and Deep Canyon Drive and Lanktree Gulch Road/Purple Sage Drive. Ada County Parcel No.'s included in Exhibit A attached.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at snickel@staridaho.org **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

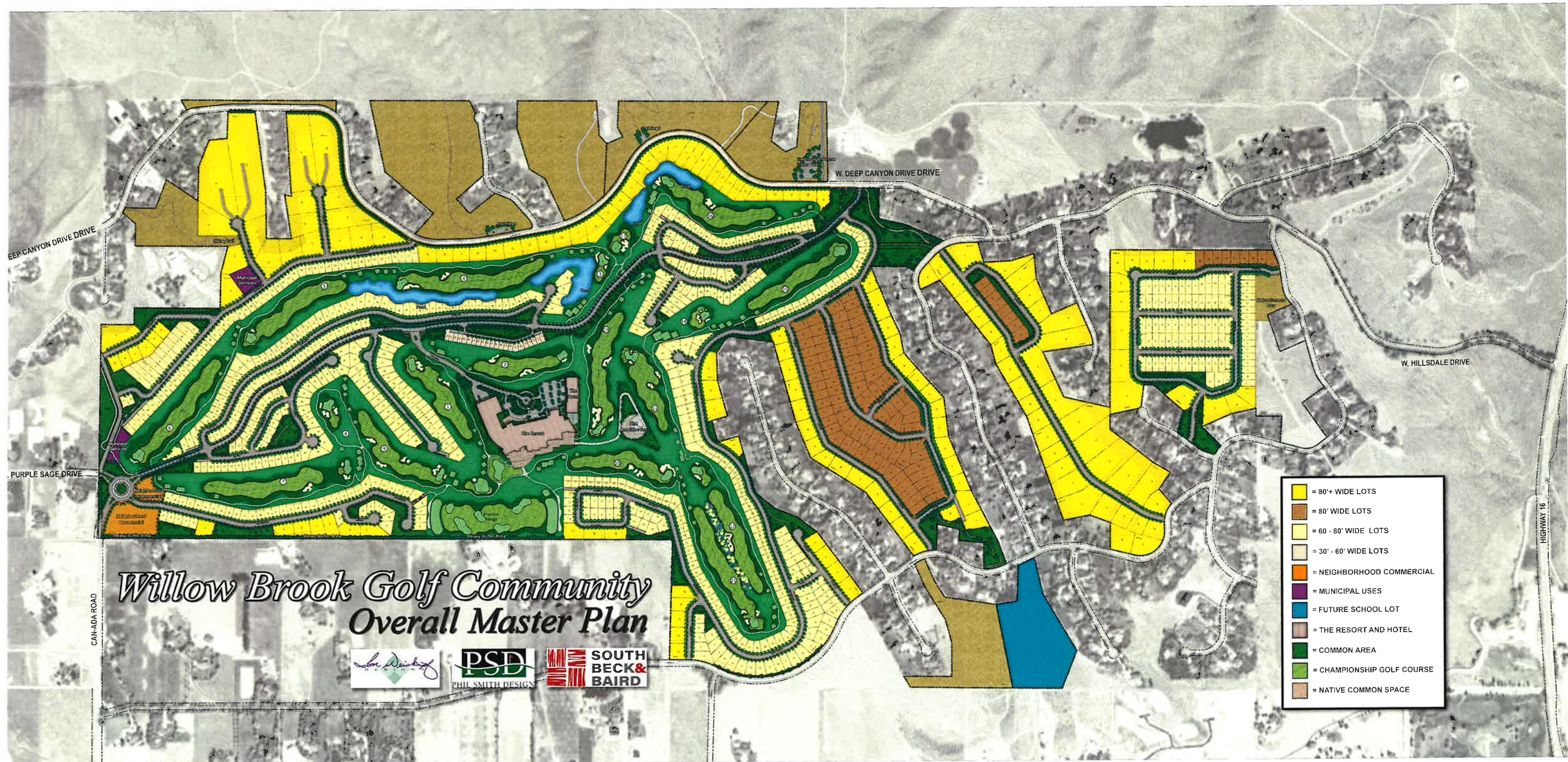
Shawn L. Nickel
Planning Director and Zoning Administrator

WILLOWBROOK SUBDIVISION STAR, ADA COUNTY, IDAHO



VICINITY MAP

SCALE: NTS



Willowbrook Development

May 27, 2025

City of Star
c/o Shawn Nickel, Planning Director
10769 W. State St
Star, ID 83669

RE: Narrative for Willowbrook DA Modification, Planned Unit Development, and Preliminary Plat Applications

Dear Mayor Chadwick, Star City Council, and Planning Staff:

Willowbrook Development, Inc. respectfully submits this application narrative for a development agreement modification, a planned unit development (“**PUD**”), and a preliminary plat for the Willowbrook Golf Community (“**Willowbrook**” or “**Project**”). City Council approved the Project’s conceptual plan for annexation and R-2 zoning along with a development agreement in June 2023. The current applications were anticipated at the time of the original approval to address the specific residential and commercial uses within the approved zone.

Project Update and Overview

Current Applications

In the current preliminary plat and PUD applications, the Project continues to be consistent with the approved Development Agreement, annexation, and zoning ordinance. The number of residential units has been reduced to 905 from the 1,000 units approved for the Project, reducing the overall density to 1.24 units per acre. The refined concept plan includes an enhancement of the central golf course clubhouse area to include a resort hotel and spa, restaurants, bars, a pro shop, retail shops, and an amphitheater for outdoor events and entertainment, all designed to augment the luxury experience of the golf course for residents and visitors alike. The designated commercial area on N. Can Ada Road at Lanktree Gulch includes a gas station and convenience store, providing residents and neighbors easy access to essential goods. The Project includes a lot for a lift station and the developer will continue to work with the Star Sewer and Water District to facilitate a larger water treatment facility to support golf course water recycling as well as to improve the District’s capacity.

The proposed preliminary plat includes 905 single-family residential lots ranging in size from approximately 3,240 square feet to over 1 acre, plus two commercial lots, an 11-acre school site, a lot for fire and emergency services, a lift station lot, and 123 acres of qualified open space including 44 acres of developed parks and open space plus 79 acres of natural and active open

space with trails, pathways along interior roads, and safe routes to school. The plat also includes the 179-acre golf course and 17.5-acre golf resort hotel amenity space.

The proposed PUD allows superior overall site design and a mix of uses compatible with the R-2 zone, including uses required by the Council's annexation decision such as school and municipal/civic uses. To provide a diversity of housing options and support residents wanting golf resort-style living, the PUD seeks approval of smaller patio home sites adjacent to the golf course. The PUD also seeks approval of the hotel use and additional height. The hotel use is a central feature of the golf resort and an important economic driver for the City.

Phasing Plan

The Project will be constructed in 6 phases as described in the submitted phasing plan. The first phase consists of the golf course and associated clubhouse amenities (including the restaurants, bars, and pro shop) along with 357 homes directly adjacent to the golf course. Future phases include additional residences, neighborhood commercial, and municipal/civic lots. The dedication of municipal/civic lots will occur with the applicable final plat in conformance with the recorded development agreement. Full build-out for the Project is intended for completion in or around 2045.

Traffic Study Update

This application includes an update to the prior traffic study to integrate the proposed new hotel and resort uses, to update the number of residential lots, and to remove the connection to Wing Road consistent with the City Council's conditions of approval for the annexation. The number of residential units has decreased from the originally studied 1,094 to the current 905, and a resort hotel with 300 rooms has been added. The result is a net reduction in overall trips by 2%.

The traffic study update has been accepted by ACHD and is under review. ITD responded that no updates to their prior staff report were necessary to address the updated traffic numbers.

Public Involvement

The applicant engaged extensively with local agencies and the public before to the annexation and zoning approval in 2023. The applicant team began working with the broader Star community about the Project in 2012 and made numerous revisions throughout that process that led to the now approved development agreement and master plan. The applicant team participated in several public work sessions with the City on a variety of topics, including: transportation (January 2022); schools, fire, sewer/water (February 8, 2022); and environmental review and utilities (February 22, 2022). The community had the opportunity to weigh in on the project in numerous public hearings throughout 2023 resulting in the June 2023 approval.

For this current round of applications, the applicant team met with the City for a pre-application meeting on February 13, 2025. The applicant held two neighborhood meetings on the evening of March 27, 2025.

Planned Unit Development Application

Willowbrook is a cohesive master-planned community with ample natural and developed open space integrated with neighborhood commercial spaces and a variety of residential uses. Featuring a championship golf resort at the heart of the development and the preserved natural space on the north side made accessible by new hiking trails for area residents, Willowbrook truly brings something special to the City of Star.

The proposed PUD allows superior overall site design and a mix of uses that are compatible with but not otherwise allowed in the R-2 zone, including the following:

- Civic use for the future fire, police, and emergency municipal services as well as the sewer lift station and wastewater treatment;
- Golf resort's hotel and spa;
- Restaurants;
- Outdoor entertainment amphitheater ("events/entertainment, outdoor/indoor" in Star City Code);
- School site;
- Gas station with convenience store; and
- Neighborhood commercial at N. Can Ada and Lanktree Gulch Road.

All of these uses amount to 36.38 acres or 5% of the total acreage, far less than the 25% of the total acreage allowed consistent with Star's PUD Code § 8-7-4(A)(2).

Consistent with the PUD criteria in City Code, the PUD application also seeks the following waivers to development standards:

- Reduced residential setbacks for smaller interior lots along the golf course; and
- An exception to the 35-foot height limit to accommodate the resort hotel's height of 40 feet in the center of the Project.

Requested Uses Pursuant to Star City Code § 8-7-4(A)(2)

1. Resort Hotel and Spa, Restaurant, Events/Entertainment

The Willowbrook Community vision is one where nature can be celebrated and enjoyed by residents and visitors alike. New residents can enjoy Willowbrook's preserved natural space, developed parks, and walkable access to golf course, shopping, and dining activities, while visitors are attracted by Willowbrook's world-class golf resort set in this area of the City's scenic rolling hills. The resort includes a 300-room hotel complete with a pool, sports courts and various other recreation areas for guests, a luxurious spa, a fine dining restaurant, as well as additional dining

locations for hotel guests and golf course visitors, retail space, and a pro shop all totaling 200,000 square feet. The hotel also includes 24 three-story townhome-style suites that add another 35,000 square feet of private lodging. The resort complex includes plazas, gardens, and a central outdoor space with a small amphitheater. The approval of the PUD application will facilitate this mix of economically beneficial uses and offer Star residents nearby locations for relaxation and recreation.

2. Municipal Facilities / Civic Use: Sewer Lift Station and Wastewater Treatment

The Willowbrook golf course serves as a major recreational attraction for the City of Star and an opportunity to improve the City's wastewater infrastructure for future growth. A key component of the golf course is water reclamation: utilizing treated wastewater to irrigate the playing areas of the course. The Project's innovative design to use recycled water will reduce pressure on the area's water resources. To this end, Willowbrook is working with the Star Sewer and Water District to find a site for a wastewater treatment facility. Until this new facility is operational, Willowbrook is building a sewer lift station on a 0.76-acre lot within the Willowbrook site to be dedicated to the Star Sewer and Water District. These uses are requested for approval with the PUD.

3. Commercial: Gas Station with Convenience Store, Other Neighborhood Commercial

While the core commercial component of Willowbrook is oriented around the golf resort, other neighborhood commercial components of Willowbrook are planned for the southwest corner of the development at the intersection of N. Can Ada Road and W. Lanktree Gulch Road. The PUD application proposes 176,000 square feet of neighborhood commercial space designed to serve area residents with convenient access to a gas station and convenience store, as well as a restaurant and small-scale retail.

4. School Site

In accordance with the City's approval conditions for the annexation, we are dedicating an 11-acre lot to the school district for future elementary school use. We therefore request approval of a school use pursuant to the PUD application.

[Requested Waivers to Dimensional Standards – Star City Code § 8-7-4\(A\)\(1\)](#)

The PUD application seeks waivers to two dimensional standards in the R-2 zone pursuant to Star City Code § 8-7-4(A)(1). First, the Project requests a reduction in setbacks for the smaller residential lots along the golf course. While prior versions of Star City Code allowed setback reductions for smaller lots by right, recent amendments require a waiver request pursuant to a PUD. The setback reductions support the PUD criteria in City Code, which require clustered home sites to create large open space areas and a minimum of two housing types. Reduced lot sizes are required to facilitate patio home sites adjacent to the golf course. These desirable homes attract golf enthusiasts, empty nesters, and those seeking to reduce their home and yard work maintenance duties while still enjoying a large open space area and recreational golf amenities.

The lots with reduced setbacks are all interior to the development and buffered from surrounding development.

	R2 Standard Setback	Requested Setback
Rear Yard	20 feet	15 feet (to golf course)
Interior Side	10 feet	5 feet

Second, Willowbrook seeks approval to exceed the 35-foot height restriction in the R-2 zone to accommodate the resort hotel use's height of 40 feet. This additional height accommodates three stories of rooms situated above an underground parking structure for the main hotel, along with townhome-style hotel suites directly adjacent to the main hotel. The structures subject to the height exception are interior to the overall development and not adjacent to any external residential uses. The hotel resort is also located in an area that is topographically lower than the surrounding hillside homes, further minimizing the profile of the hotel from the perspective of adjacent homes.

Other Applicable PUD Standards

Section 8-7-4(A)(4) of Star City Code requires PUDs to cluster development to preserve scenic or environmentally sensitive areas in their natural state or to consolidate small open spaces into larger, more usable areas for common use and enjoyment. Willowbrook's development pattern preserves both a large open space for the golf course and the 61 acres of natural foothills on the north side of the development. Home sites are also clustered to create quality, functional open spaces and amenities throughout the Project including an additional 18 acres of natural open space throughout the Project. Section 8-7-4(C) further requires that a PUD provide a minimum of two housing types. Willowbrook meets this standard by offering a variety of detached single-family homes on different lot sizes as well as patio homes around the golf course, contributing to Star's housing variety.

PUD Approval Criteria

The PUD application meets all of the requirements set by Star City Code for approval. First, the planned unit development demonstrates exceptional quality in site design through the provision of cohesive, continuous, visually related, and functionally linked patterns of development, street and pathway layout, and building design. The Willowbrook master plan seamlessly integrates the professional quality golf course amenity and its landscaped open space with varying sizes of residential lots adjacent to public roads. It places neighborhood commercial along the Project's major intersection and ensures walkability through connected pedestrian facilities. The overall site plan includes distributed open spaces conveniently located near residential blocks so there is no need to drive to open space for an evening walk. Street layouts discourage speeding and encourage pedestrian and bicycle use by avoiding long straight through streets. Detached sidewalks provide safe routes to school and public pathways for pedestrians.

The interior core of the development offers a mix of uses in the main resort building, all seamlessly integrated by pathways to create a walkable resort experience. The buildings will be designed to be architecturally cohesive, ensured through the City's design review process.

Second, the planned unit development preserves the significant natural, scenic and/or historic features. Willowbrook preserves 61 acres of natural foothills open space on the north side of the development and makes that open space into an accessible amenity open to the public with ample hiking trails and a new developed parking lot that can accommodate horse trailers. The golf course also preserves the natural beauty and topography of the land while transforming it into a regional attraction.

Third, the arrangement of uses and structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity. As conditioned by the development agreement, the Project will create a buffer between the golf course and new residential lots from existing surrounding residences. The location of neighborhood commercial offers convenient access from major transportation corridors while keeping more intensive commercial uses away from the core residential neighborhood. Resort uses are located in the center of the Project, minimizing interactions with surrounding residences. The Project does not contain any noxious or nuisance uses. In fact, the additional uses provide opportunities for Willowbrook residents and others nearby to enjoy a world-class amenity and associated attractions without needing a car.

Fourth, the internal street, bike, and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists, and pedestrians without having a disruptive influence on the activities and functions contained within the development, and without placing an undue burden on existing transportation and other public services in the surrounding area. Willowbrook has extensively studied the traffic impacts of this development and is providing numerous transportation improvements to ensure there is no undue burden on transportation services. A comprehensive traffic study accompanied the approved annexation and zoning applications. This study has been updated with this application consistent with the requirements of the transportation agencies. As required by the City's prior conditions of approval, Willowbrook is responsible for numerous off-site transportation improvements to mitigate Project impacts. The carefully designed roads throughout Willowbrook provide safety for cars and safe passage for bicycles and pedestrians suited to the suburban environment. New public pathways and safe routes to school offer peaceful movement and connectivity for residents while reducing vehicle trips. In addition to road improvements, the development is supporting other public services with impact fees, mitigation fees, a land donation for siting emergency services, a land donation for a school site, and utility improvements to increase Star Sewer and Water's service capacity, improve water reclamation opportunities, and enhance utility connections in the area. In all, Willowbrook is contributing significantly to infrastructure in this growing area of Star while ensuring that public services are adequate and available to residents without creating any financial burden on the City.

Fifth, community facilities, such as parks, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways. Open space and park areas are located throughout Willowbrook so open space is never far away and always available by foot or bike. The larger natural area on the north is made accessible to visitors with the construction of hiking or biking trails and a new parking area.

Sixth, the proposal complies with the density and use standards in City Code. This application includes a lower residential density than originally approved in June 2023 and is well under the density allowed by the property's R-2 zoning. The layout of residential homes meets the use standards of City Code with the requested waivers pursuant to this PUD.

Seventh, the amenities provided are appropriate in number and scale to the proposed development. The Development Agreement and prior approvals required 15 site amenities, which include additional open space in excess of 16%, recreational amenities, school and fire station sites, and pedestrian and bicycle system amenities. Willowbrook includes 123 acres of qualified open space plus a fire station site, a school site, nature trails, and numerous pocket parks—all in addition to the exceptional public golf course at the core of the development. The nearly 100 amenities distributed across the site include both hard and soft surface sports areas, picnic tables and gazebos, picnic shelters and grills, grassy play spaces, firepit areas, benches, and water features.

Eighth, the planned unit development is in conformance with the comprehensive plan. Willowbrook provides a residential density that is both appropriate for the area and conforms to the future land use map applicable to this project. The mix of residential lot sizes provides housing variety needed in Star and the Treasure Valley generally. The commercial uses included in the Project will generate revenue for the City and provide walkable commercial for area residents in a convenient location. The golf resort brings a world-class amenity to the City, establishing it as a destination for golf tourism, increasing the recreational and entertainment opportunities in the area, promoting groundwater conservation, and providing employment opportunities and economic benefit to the City. New and accessible nature trails in the preserved open space promote recreation for area residents. Willowbrook's numerous transportation and utility infrastructure improvements and public service facilities enhance municipal services for the area's current residents to accommodate population growth. Overall, consistent with the findings of the prior annexation and zoning approval, Willowbrook's development is aligned with the comprehensive plan's goals relating to economic development (Chapter 7), land use (Chapter 8), natural resources (Chapter 9), public services and utilities (Chapter 11), parks and recreation (Chapter 13), housing (Chapter 15), and community design (Chapter 16). Comprehensive goal and objective alignment is described in more detail in the chart in [Exhibit A](#).

Preliminary Plat Approval Criteria

Consistent with the prior approvals for annexation and zoning, we seek approval of the Willowbrook preliminary plat. The preliminary plat meets applicable standards under Star City Code § 8-6B-2 and the requirements for approval under Star City Code § 8-6A-7.

First, as indicated in Exhibit A, the plat is in conformance with the comprehensive plan overall and its housing and land use goals in particular. Willowbrook provides a mix of residential lot sizes to accommodate different housing products, from smaller more affordable lots for younger families to larger custom home oriented lots. Housing around the golf course will accommodate residents looking for smaller yards and resort-style amenities, including older residents. Willowbrook contributes a quality neighborhood to the broader Star community, with modern architecture designed to blend with the aesthetics present in Star and enhance the community's appeal overall as evidenced by the building elevations provided. Willowbrook is also a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and an assortment of amenities within walking distance of residential development. This is a highly amenitized community with ample and accessible open space for all and with places to shop, dine, and relax. All of the commercial spaces also provide opportunities for employment, with Willowbrook expected to create over 400 permanent jobs for the City of Star.

Second, public services will be adequate to accommodate the proposed development. The approved Development Agreement includes numerous conditions related to public fire, water, sewer, and road improvements to accommodate the development. The golf course will use recycled water and include sustainability features that ensure water demands are minimized. In addition to all of the required contributions to public services, the developer will pay impact fees and mitigation fees to support local service providers.

Third, there is public financial capability to support services for the proposed development. Willowbrook will contribute its fair share to ensure adequate provision of services in the area through impact and mitigation fees, will provide real property for municipal/civic services, and will build offsite road improvements. Willowbrook will also create a sustainable property tax base for the City through high-quality amply amenitized residential and commercial development.

Fourth, the development will not be detrimental to the public health, safety or general welfare. In fact, Willowbrook is beneficial to the City overall. The world-class golf course and resort plus commercial space along N. Can Ada Road will promote the City's economic development. The public course improves recreational opportunities for local residents and golf visitors and increases the value of surrounding property. The variety of residential lots in the Project not only contributes needed housing units but also provides differing price points for future residents. The hiking trails and open space preservation increase recreational opportunities for the public. Lighting will comply with the City's dark sky lighting standards. Finally, Willowbrook's numerous contributions to local agencies will improve fire, emergency services, power, water, internet, sewer, and road service in the area.

Fifth, the development preserves significant natural, scenic or historic elements in various ways. The design of the golf course utilizes the existing natural topography present in the interior of the site. The Project preserves the natural open space on the north side of the development

while also ensuring accessibility with new trails and parking for the enjoyment of recreation enthusiasts. And by providing more clustered development, Willowbrook preserves significant open space areas in the foothills for the enjoyment of everyone in Star.

Conclusion

We sincerely appreciate your time and consideration of these applications to support development of the Willowbrook community, and we ask for your approval. We look forward to discussing further at a public hearing.

Sincerely,

Nathan Mitchell

Exhibit A

Comprehensive Plan Alignment

Comprehensive Plan Goal	Comp Plan Objective	Willowbrook Alignment
Economic Development, Ch. 7: Enhance and develop Star's economy which will build a stronger community.	B. Support recruitment of environmentally sound and economically viable development that helps to diversify and strengthen the local economy.	Brings a world-class golf resort to Star and a number of supporting businesses for that resort, generating tourism opportunities. Also provides more commercial space along a major roadway.
	H. Develop a mixture of commercial, service, and residential developments that encourage walking.	Provides pedestrian connectivity between differing uses, enabling walking to restaurants, commercial opportunities, and recreational activities.
Land Use, Ch. 8: Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.	G. Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.	Utilizes natural topography to create an exceptional golf course amenity with a variety of housing options surrounding it. Creates a golf resort commercial opportunity in the center of the development, away from neighboring residents but close enough to walk or bike.
	H. Require the conservation and preservation of open spaces and public access to the Boise River and BLM lands and interconnected pathways to be open to the public in new developments.	Preserves and enhances natural open space with accessible public trails that connect to BLM lands.
Natural Resources, Ch. 9: Recognize and protect the natural beauty and resources of the city and maintain a harmonious balance between human populations and nature by ensuring that resources are properly respected and protected.	A. Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, scenic views, and areas of natural beauty.	Preserves 61 acres of natural open space on the north side of the Project and another 18 acres of native open space within the Project.
	B. Promote Natural Resource areas by creating, preserving, and enhancing parks, hiking trails, active and passive recreation facilities, and by creating useable open space for the betterment of the community.	Preserves 79 acres of natural open space and makes that space accessible for recreation with developed trails that connect to BLM lands to the north.

Public Services and Utilities, Ch. 11: Coordinate with local agencies and providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of the City of Star.	A. Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.	Provides road, utility, and sewer infrastructure to serve the development and the area as it grows into the future.
	B. Work cooperatively with the Star Sewer & Water District to ensure that the District is equipped to meet the water demands and to provide wastewater collection services, necessary system expansions and upgrades to keep pace with and not impede new and orderly development within the city planning area as development occurs.	Provides sewer infrastructure facilities to serve the area along with a lift station. Enhances sewer services with water reclamation capabilities.
	C. Promote energy conservation and methods to help recharge the upper aquifer.	Utilizes water reclamation to promote aquifer conservation and recharge.
	D. Work with police and emergency services in order to maintain exceptional levels of service for the community.	Provides public service mitigation fees and impact fees to enhance police and emergency services in the area.
Parks and Recreation, Ch. 13: The City of Star will strategically and proactively manage and develop its park system to meet the current and future population needs. Attention and effort shall be focused on acquiring, enhancing, and protecting a diverse recreational area for the enjoyment and enrichment by all citizens of Star.	A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.	Creates enhanced access to natural open space and offers public open space amenities throughout the development, along with a world-class golf course amenity for the community.
Housing, Ch. 15: Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.	G. Support diversity of housing types to enable citizens from a wide range of economic levels and age groups live in housing of their choice.	Provides housing of varying lot sizes (from small to estate lot size) and types attractive to multiple generations and family types.
	H. Enhance the quality of communities by improving the character of the built environment, including visually appealing architectural elements and streetscapes that	Offers high-quality housing with attractive and modern homes varied in architectural character but consistent with the surrounding community. Brings an attractive resort center with stylish designs

	encourage pedestrian travel, facilitate community interaction and promote public safety.	throughout. Features well-designed streets and public pathways that are both safe and convenient for all modes of transportation.
Community Design, Ch. 16: Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.	D. Encourage the development of an aesthetically pleasing community.	Provides the City with a mixed-use amenitized and attractive community with walkable neighborhood-serving businesses, recreational opportunities, and a diversity of housing.



PRELIMINARY PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: **PP-25-02**
Date Application Received: **5/29/2025** Fee Paid: **\$22760.00**
Processed by: City: **BN**

Applicant Information:

PRIMARY CONTACT IS: Applicant ☐ Owner ☐ Representative ☒

Applicant Name: Willowbrook Development, Inc.
Applicant Address: 210 Murray Street, Garden City, ID Zip: 83714
Phone: 208-376-4665 Email:

Owner Name: Willowbrook Development, Inc.
Owner Address: 210 Murray Street, Garden City, ID Zip: 83714
Phone: 208-376-4665 Email:

Representative (e.g., architect, engineer, developer):
Contact: Nathan Mitchell Firm Name: A + E Construction, LLC
Address: 11037 W. Frost Street, Star, ID Zip: 83669
Phone: 208-941-2688 Email: nate.mitchell@ymail.com

Property Information:

Subdivision Name: Whistling Hills Subdivision
Site Location: Portions of T5N, R1W, S.28, 29, 30, 32, Star
Approved Zoning Designation of Site: R-2
Parcel Number(s): R3626110480, R3626121000, R3626121100, R3626130010, R3626130190, R3626130460, R3626130510, R3626140010, R3626150080, R3626150160, R3626150210, R3626160010, R3626160300, R3626170020, R3626170040, R3626170060, R3626170150, R3626170250, R3626170320, R3626170500

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2-DA	Estate Residential	Open Space
Proposed	R-2-DA	Estate Residential	Residential / PUD
North of site	R-R	Open Space	Open Space
South of site	R-R / RUT	Rural Residential	Residential
East of site	R-R	Estate Rural Res / Open Space	Residential / Open Space
West of site	Agriculture (Canyon Cty)	Residential	Ag/Residential

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 726.23
Breakdown of Acreage of Land in Contiguous Ownership - 726.23
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre (Density) - 1.25
Minimum Lot Size - 3,240
Minimum Lot Width - 40 feet

Total Number of Lots - 985
Residential - 905
Commercial - 2
Industrial - 0
Common - 75

Total Number of Residential Units - 905
Single-family - 905
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
46.29 % / 336.17 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
16.95 % / 123.1 acres
Percent of Common Space to be used for drainage - 0 (all storm drains to be seepage beds)
Describe Common Space Areas (amenities, landscaping, structures, etc.) -
see narrative.

Public Streets - all Private Streets - 0
Describe Pedestrian Walkways (location, width, material) - see narrative and landscape plans
Describe Bike Paths (location, width, material) - see landscape plans.

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - 0 acres

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J & 16001C0125J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone D or Zone X
Base Flood Elevation(s): AE .0 ft., etc.:

- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water District
 Irrigation Water- Star Sewer and Water District
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire
 Schools - West Ada School District
 Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No Floodplain - No
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - No
 Riparian Vegetation - No Steep Slopes - Yes; see slope analysis
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

(Applications are required to contain each of the following unless otherwise noted. **Incomplete submittals will not be accepted.** When combining with other applications (Annexation, CUP, etc.) please include one electronic copy for all applications)

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: 2/13/2025	✓
✓	Neighborhood Meeting: A copy of the neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application. City shall provide names and addresses to the Applicant. Please contact the City to request 300' radius. Date of Neighborhood Meeting: March 27, 2025	✓
✓	Completed and signed preliminary plat application	✓
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	✓
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	✓
✓	Narrative explaining the project. (must be signed by applicant)	✓
✓	Legal description of the subdivision (word.doc and pdf version with engineer's seal) Include a metes & bounds description to the section line/centerline of all adjacent roadways,	✓

	stamped and signed by a registered professional land surveyor, with a calculated closure sheet	✓
✓	Recorded warranty deed for the subject property	✓
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	✓
✓	Electronic copy in pdf. format of vicinity map showing the location of the subject property	✓
✓	Electronic copy in pdf. format of preliminary plat	✓
✓	Electronic copy in pdf. format of landscape plan	✓
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	✓
✓	Electronic copy in pdf. format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	✓
✓	Electronic copy in pdf. format of phasing plan shall be included in the preliminary plat if the project is to be phased.	✓
✓	Electronic copy in pdf. format of all proposed building elevations, including front and rear (when rear of building is backing up to a collector or arterial street), shall be provided.	✓
	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on preliminary plat.	
n/a	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
n/a	Special Flood & Slope Information – Must be included on preliminary plat and application form if present on-site.	
in process	Written confirmation from the Transportation Authorities that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Highway District No. 4/Idaho Transportation Department.	
✓	Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	✓
Will comply	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
will comply	Property shall be annexed into Star Sewer and Water District prior to final plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

Applicant/Representative Signature

Date



PLANNED UNIT DEVELOPMENT APPLICATION

***All information must be filled out to be processed.

FILE NO.: **PUD-25-01**
Date Application Received: **5/29/2025** Fee Paid: **\$2,000**
Processed by: City: **BN**

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ☒

Applicant Name: Willowbrook Development, Inc.
Applicant Address: 210 Murray Street, Garden City, ID Zip: 83714
Phone: 208-376-4665 Email: _____

Owner Name: Willowbrook Development, Inc.
Owner Address: 210 Murray Street, Garden City, ID Zip: 83714
Phone: 208-376-4665 Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Nathan Mitchell Firm Name: A + E Construction, LLC
Address: 11037 W. Frost Street, Star, ID Zip: 83669
Phone: 208-941-2688 Email: nate.mitchell@ymail.com

Property Information:

Subdivision Name: Whistling Hills Subdivision
Site Address/Location: Portions of T5N, R1W, S.28, 29, 30, 32, Star
Parcel Number(s): R3626110480, R3626121000, R3626121100, R3626130010, R3626130190, R3626130460, R3626130510, R3626140010, R3626150080, R3626150160, R3626150210, R3626160010, R3626160300, R3626170020, R3626170040, R3626170060, R3626170150, R3626170250, R3626170320, R3626170500

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2-DA	Estate Residential	Open Space
Proposed	R-2-DA	Estate Residential	Residential / PUD
North of site	R-R	Open Space	Open Space
South of site	R-R / RUT	Rural Residential	Residential
East of site	R-R	Estate Rural Res / Open Space	Residential / Open Space
West of site	Agriculture (Cayon Cty)	Residential	Ag / Residential

SITE DATA:

Total Acreage of Site - 726.23
Breakdown of Acreage of Land in Contiguous Ownership - 726.23
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre - 1.25

Total Number of Lots - 985
Residential - 905
Commercial - 2
Industrial - 0
Common - 75

Total Number of Units - 905
Single-family - 905
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 46.29 % / 336.17 acres
Percent of Common Space to be used for drainage - 0 (all storm drains to be seepage beds)
Describe Common Space Areas (amenities, landscaping, structures, etc.) - see narrative

Proposed Dedicated Acreage (school, parks, etc): 3 municipal lots (

Public Streets - all Private Streets - 0
Describe Pedestrian Walkways (location, width, material) - see narrative and landscape plans
Describe Bike Paths (location, width, material) - see landscape plans

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water District
Irrigation Water - Star Sewer and Water District
Sanitary Sewer - Star Sewer and Water District
Fire Protection - Star Fire
Schools - West Ada School District
Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - <u>No</u>	Floodplain - <u>No</u>
Evidence of Erosion - <u>No</u>	Fish Habitat - <u>No</u>
Historical Assets - <u>No</u>	Mature Trees - <u>No</u>
Riparian Vegetation - <u>No</u>	Steep Slopes - <u>Yes; see slope analysis</u>
Stream/Creek - <u>No</u>	Unstable Soils - <u>No</u>
Unique Animal Life - <u>No</u>	Unique Plant Life - <u>No</u>

FLOOD ZONE DATA (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - 0 acres

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J & 16001C0125J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone D or Zone X
 Base Flood Elevation(s): AE .0 ft., etc.:
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	✓
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	✓
✓	Completed and signed Planned Unit Development Application	✓
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	✓
✓	Narrative fully describing the proposed project (must be signed by applicant)	✓
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	✓
✓	Copy of recorded warranty deed.	✓
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	✓
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	✓
✓	Vicinity map showing the location of the subject property	✓
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	✓
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	✓
✓	Phasing plan shall be included in the application if the project is to be phased.	✓
	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	
n/a	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	

✓	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	✓
Will comply	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan:

	The following items must be included on the site plan:	
✓	• Date, scale, north arrow, and project name	✓
✓	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	✓
✓	• Existing boundaries, property lines, and dimensions of the lot	✓
✓	• Relationship to adjacent properties, streets, and private lanes	✓
✓	• Easements and right-of-way lines on or adjacent to the lot	✓
✓	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	✓
✓	• Building location(s) (including dimensions to property lines)	✓
✓	• Parking and loading areas (dimensioned)	✓
✓	• Traffic access drives and traffic circulation (dimensioned)	✓
✓	• Open/common spaces	✓
✓	• Refuse and service areas	✓
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	✓
✓	• All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	✓

Landscape Plan:

	The following items must be included on the landscape plan:	
✓	• Date, scale, north arrow, and project name	✓
✓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	✓
✓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	✓
✓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	✓
✓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	✓
✓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	✓
✓	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	✓
✓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	✓
✓	• Proposed screening structures	✓
✓	• Design drawings(s) of all fencing proposed	✓
✓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: ➤ Number of street trees and lineal feet of street frontage ➤ Width of street buffers (exclusive of right-of-way)	✓

	<ul style="list-style-type: none"> ➤ Width of parking lot perimeter landscape strip ➤ Buffer width between different land uses ➤ Number of parking stalls and percent of parking area with internal landscaping ➤ Total number of trees and tree species mix ➤ Mitigation for removal of existing trees, including number of caliper inches being removed 	
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SIGNS (If applicable):

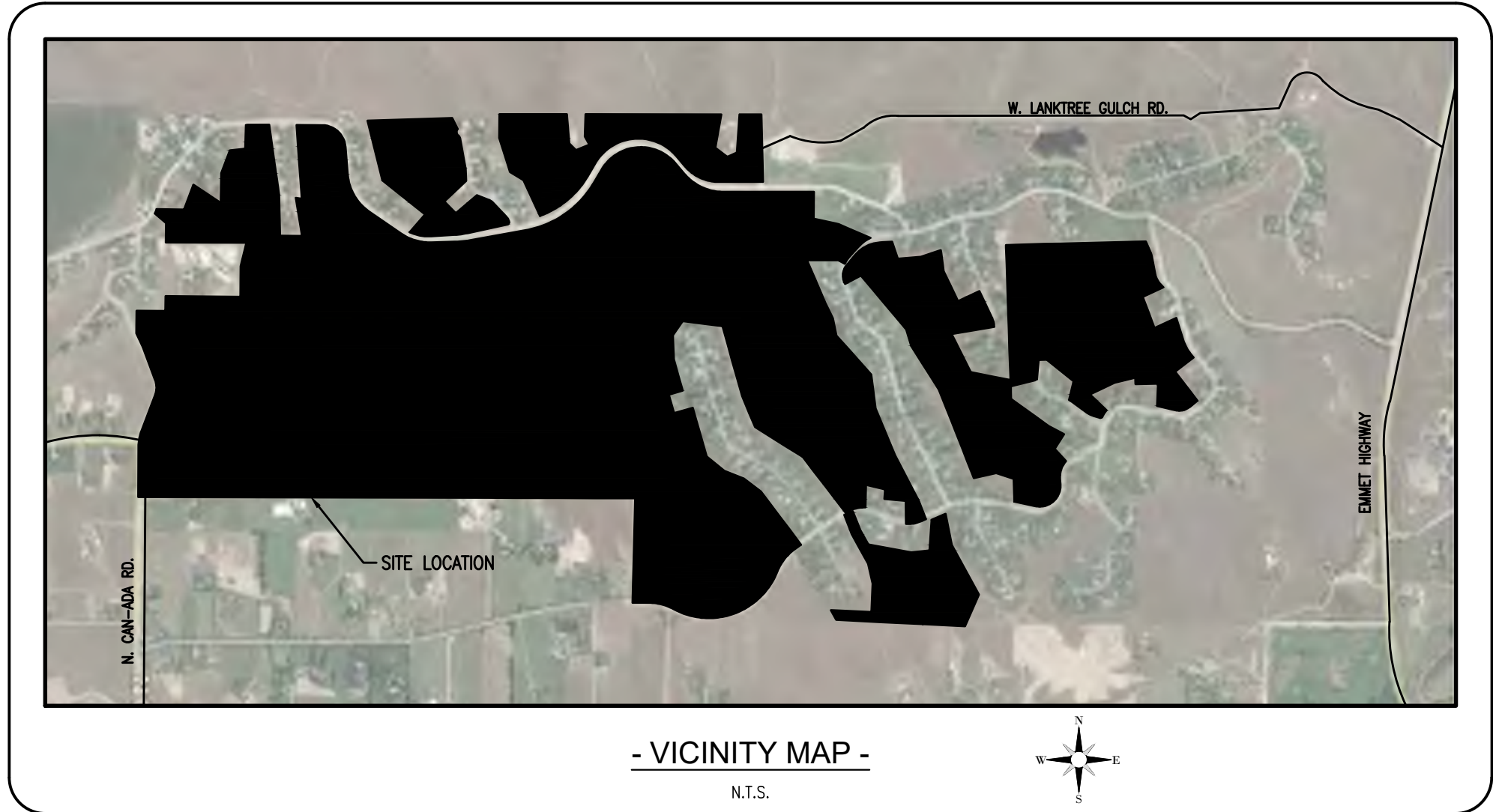
All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

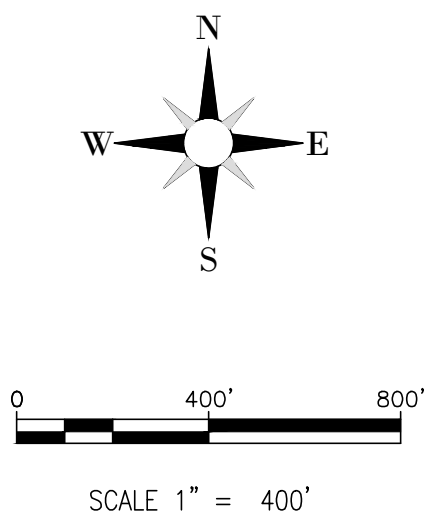
**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

Applicant/Representative Signature

Date



PRELIMINARY PLAT SHOWING
WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO 2025



- SURVEYOR -

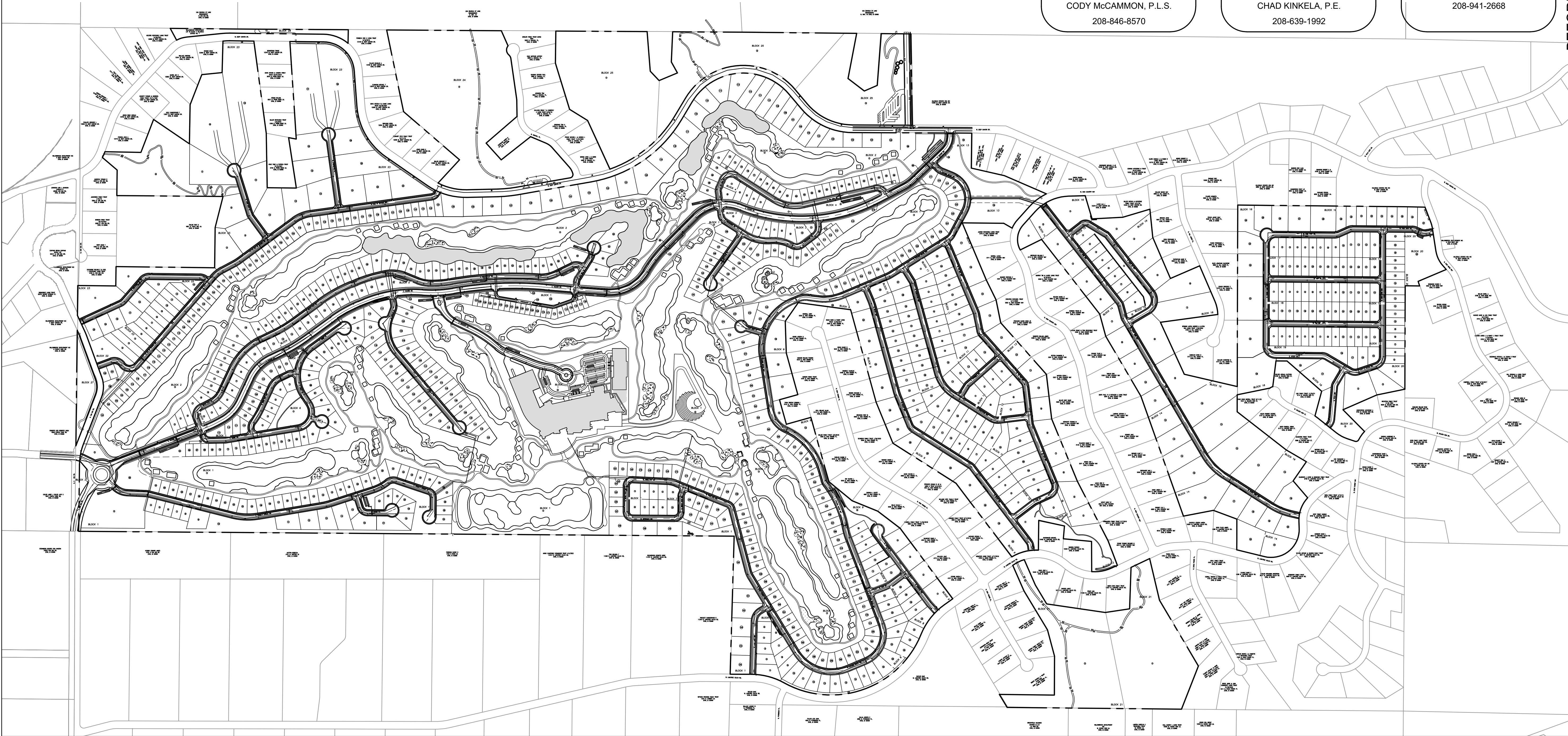
IDAHO SURVEY GROUP
9955 W EMERALD ST
BOISE, ID 83704
CODY McCAMMON, P.L.S.
208-846-8570

- ENGINEER -

CK ENGINEERING
1300 E STATE ST
EAGLE, ID 83616
CHAD KINKELA, P.E.
208-639-1992

- MANAGER -

NATE MITCHEL
210 MURRAY ST
BOISE, ID 83714
208-941-2668



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

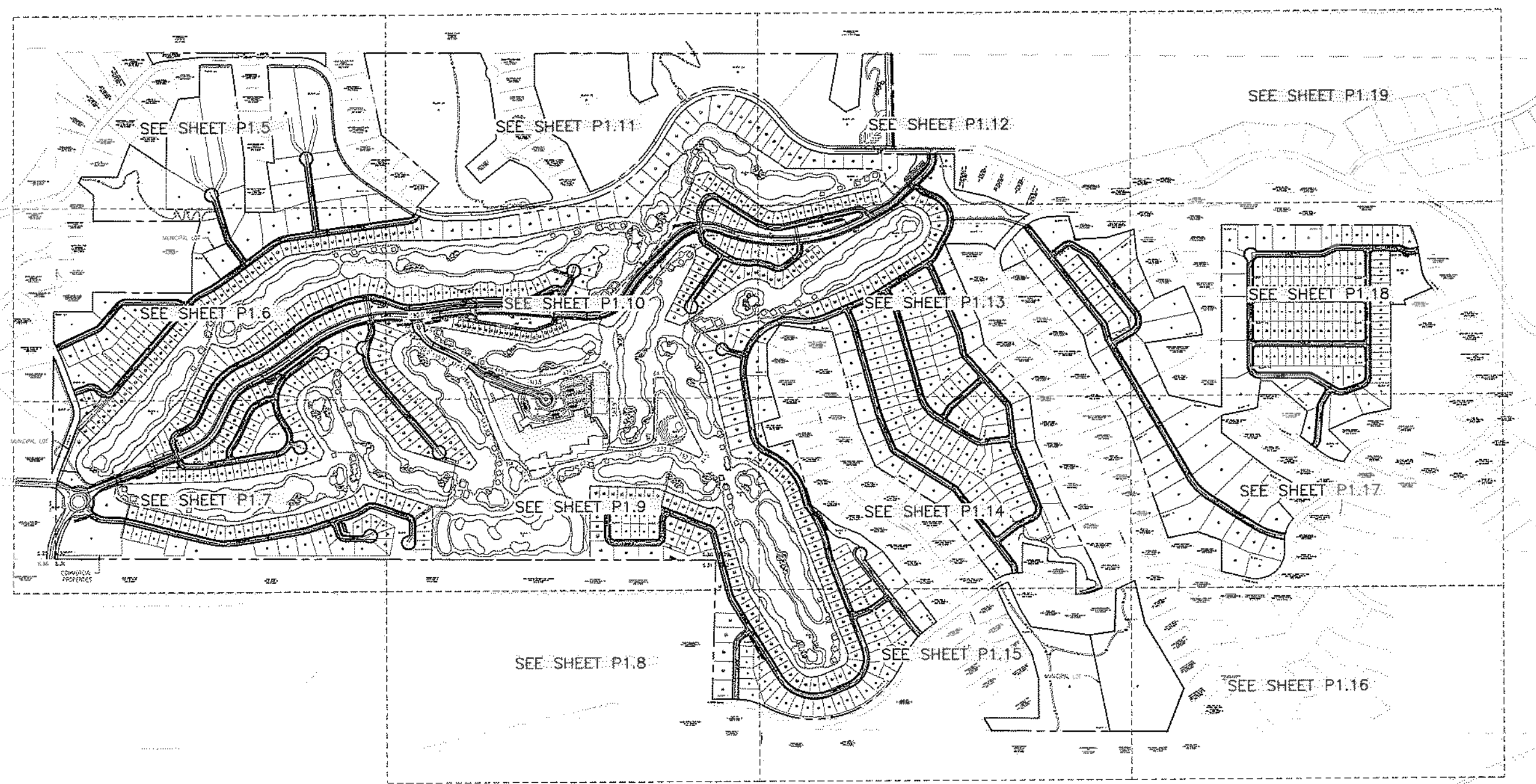
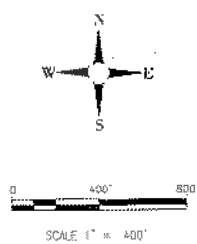
WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992
DRAWN BY: AKB & DBS
CHECKED BY: CSK
DATE: 05/10/24
FILE: PRELIM PLAT ZIDDING
DIR: DANIE MITCHEL\IDMS TRACT\CK-DMCS PRE-PLAT



SHEET
P1.0



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT
SHEET LEGEND

CK ENGINEERING
1300 E. SAGE ST., SUITE 102
DALE, ID 83416
PHONE 208-638-1992
DRAWN BY: M.A.J.S.
CHECKED BY: S.A.
DATE: 07/24/24
F&C: MRE-JAN, JZ-DWG
DIR: D.WASE, M.HARRIS, J.ANDERS, J.DICKSON, J.DONOVAN, J.FEAL



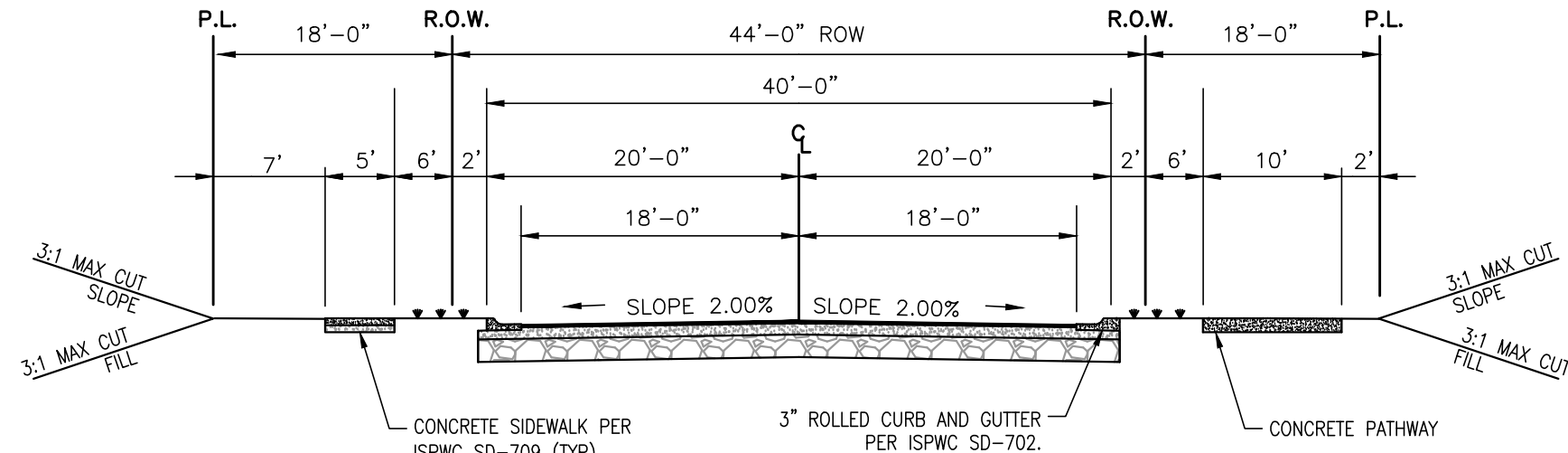
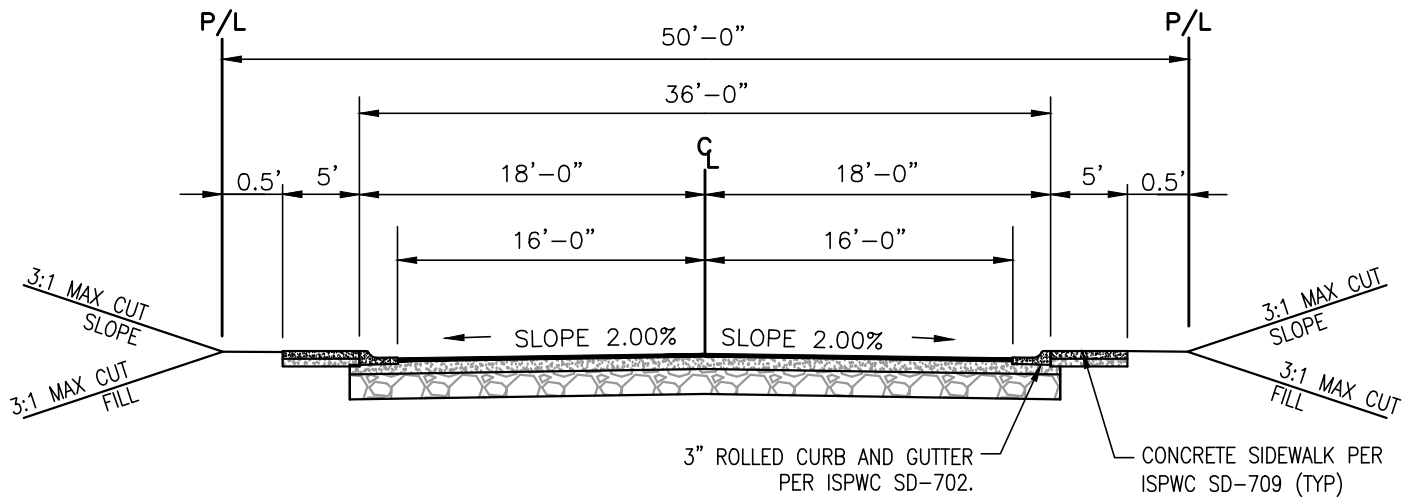
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P1.2

NOTES:

1. THE SUBDIVISION WILL RECEIVE DOMESTIC WATER SERVICE FROM STAR SEWER AND WATER DISTRICT.
2. THIS SUBDIVISION WILL REVIEW SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT.
3. PRESSURE IRRIGATION WILL BE PROVIDED TO EACH LOT.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. DIRECT VEHICULAR ACCESS TO NORTH CAN ADA ROAD OR HAZARD DRIVE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF STAR.
6. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
7. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES.
8. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THE FRONT OF THE LOTS SHALL HAVE A 10 FOOT PUBLIC UTILITY EASEMENT FROM THE ROAD RIGHT-OF-WAY.
9. ALL STORM DRAIN RUN-OFF SHALL BE CONTAINED ONSITE.
10. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION REGULATIONS IN EFFECT AT THE SAME TIME OF RE-SUBDIVISION.
11. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS.
12. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE WILLOWBROOK HOME OWNERS ASSOCIATION.

- LEGEND -

	EXISTING PROPERTY BOUNDARY LINE		PROPERTY BOUNDARY LINE
	EXISTING LOT LINE		PRELIMINARY PLAT AREA
	EXISTING SECTION LINE		LOT LINE
	EXISTING RIGHT-OF-WAY LINE		SECTION LINE
	EXISTING EASEMENT LINE		RIGHT-OF-WAY LINE
	EXISTING FENCE		EASEMENT LINE
	EXISTING SANITARY SEWER LINE W/ MANHOLE		TOP OF BANK
	EXISTING GAS LINE		SANITARY SEWER LINE W/ MANHOLE
	EXISTING OVERHEAD POWER LINE		WATER MAIN
	EXISTING WATER MAIN		6" PRESSURE IRRIGATION LINE
	EXISTING IRRIGATION LINE		EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT		EDGE OF DIRT ROAD
	EXISTING EDGE OF DIRT ROAD		BOTTOM OF DITCH
	EXISTING BOTTOM OF DITCH		BOTTOM OF BANK
	EXISTING TOP OF BANK		NEW SIDEWALK
	EXISTING SIDEWALK		GOLF COURSE BOUNDARY
	EXISTING 4" SEWER SERVICE		NEW 4" SEWER SERVICE
			DOMESTIC WATER SERVICE
			FIRE HYDRANT
			STREET LIGHT
			SUBDIVISION PHASE LINES



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:	

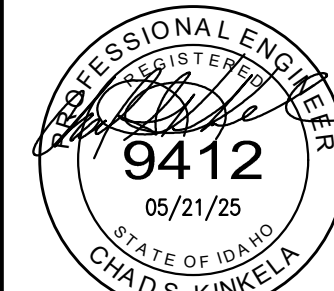
WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

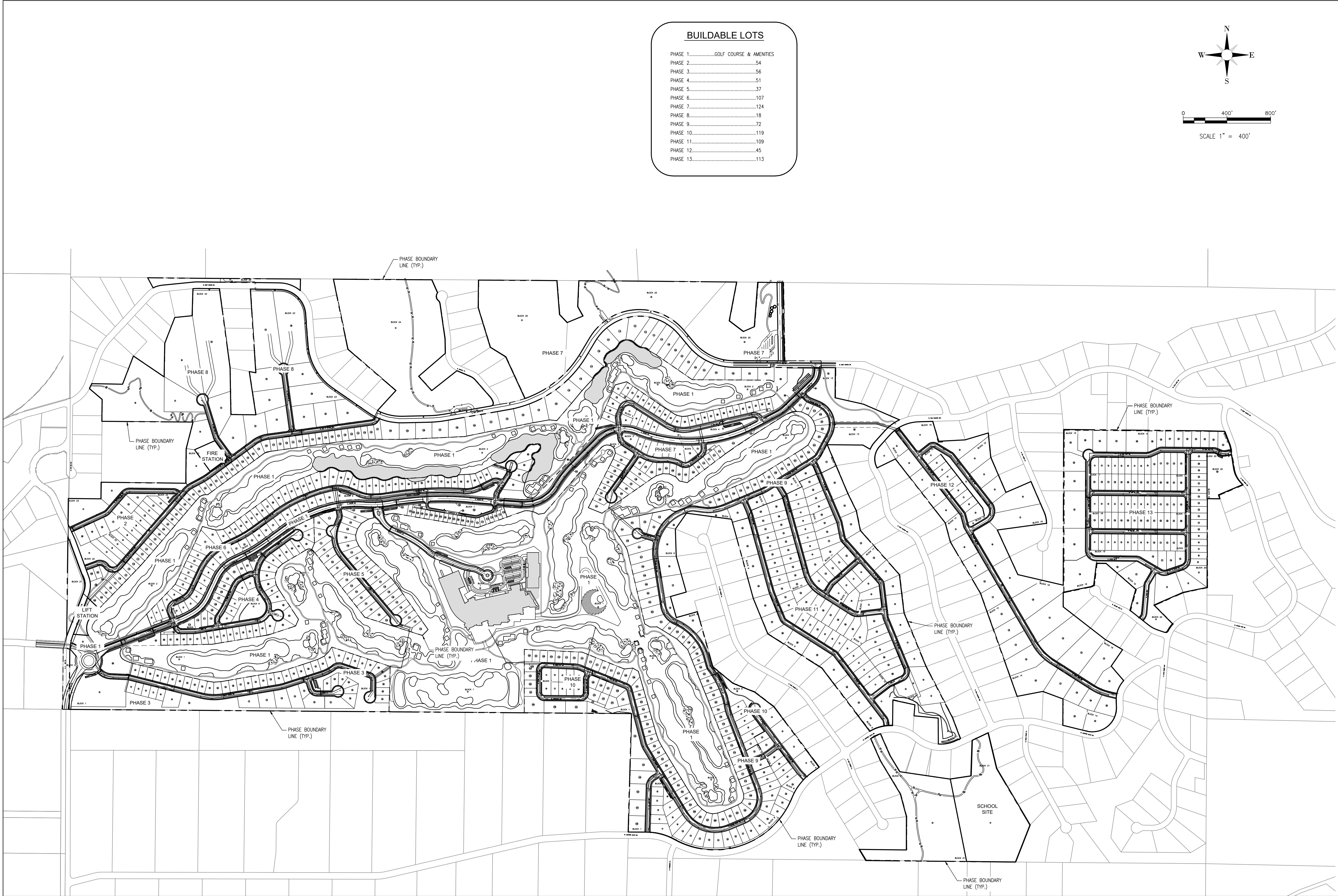
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB & DRS
CHECKED BY: CSK
DATE: 05/10/24
FILE: PRE-PLAT-ZZ-DWG
DIR: D:\NATE\INTERCOM\TMS\TRAC\CK-DWGS\PRE-PLAT

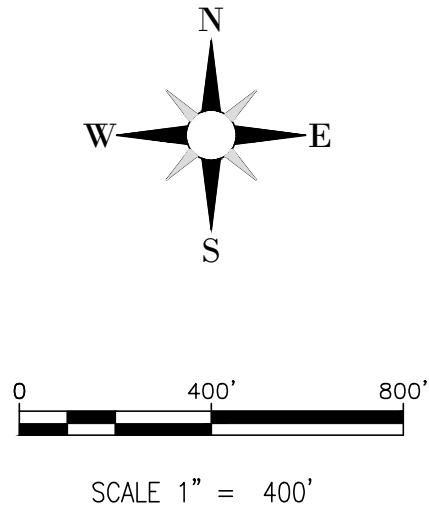


SHEET

P1.3



BUILDABLE LOTS	
PHASE 1.....	GOLF COURSE & AMENITIES
PHASE 2.....	54
PHASE 3.....	56
PHASE 4.....	51
PHASE 5.....	37
PHASE 6.....	107
PHASE 7.....	124
PHASE 8.....	18
PHASE 9.....	72
PHASE 10.....	119
PHASE 11.....	109
PHASE 12.....	45
PHASE 13.....	113



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:	

PRELIMINARY PLAT
PHASING PLAN

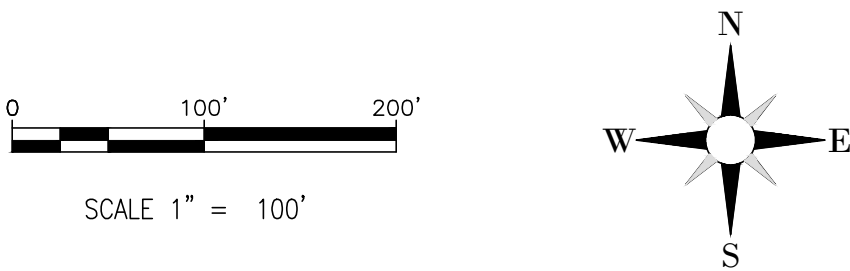
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992
DRAWN BY: AKB & DRS
CHECKED BY: CSK
DATE: 05/10/24
FILE: PRE-PLAT-ZZ-DWG
DIR: D:\NATE\INTERCOMMS\TRACT\CK-UNWS\PRE-PLAT



SHEET
P1.4

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



NO SHEET

USA (BUREAU OF LAND
MANAGEMENT)
N CAN ADA RD.
STAR, ID 83669

WILLOWBROOK DEVELOPMENT
LOT 49 BLOCK 4 HILLSDALE
ESTATES NO. 7

MCCORD REVOCABLE LIVING TRUST
12/28/2021
12586 W. DEEP CANYON DR.
STAR, ID 83669

GRIFF FARM TRUST 05/11/2006
AND 04/19/2012
12620 W. DEEP CANYON DR.
STAR, ID 83669

SONNE GORDON LEBERT
12670 STAR, ID 83669

FRANK RICHARD D
12714 W. DEEP CANYON DR.
STAR, ID 83669

HERZOG GREGORY L
12758 W. DEEP CANYON DR.
STAR, ID 83669

PHILLIPS GREGORY L
12800 W. DEEP CANYON DR.
STAR, ID 83669

PERICH JOHN A
12773 W. DEEP CANYON DR.
STAR, ID 83669

HADDOCK THOMAS R
5630 N. CAN ADA RD.
STAR, ID 83669

JOHNSON LORI L JOHNSON
CHARLES R

WALLACE KRISTINE
12541 W. DEEP CANYON DR.
STAR, ID 83669

BJORN JEX H
12585 W. DEEP CANYON DR.
STAR, ID 83669

DAGGETT THOMAS & BARBARA
FAMILY TRUST 12/11/1997
12697 W. DEEP CANYON DR.
STAR, ID 83669

VIELE CHRISTOPHER T
12627 W. DEEP CANYON DR.
STAR, ID 83669

SNYDER DOUG
12499 W. DEEP CANYON DR.
STAR, ID 83669

BERNSTROM TRAVIS
12343 W. DEEP CANYON DR.
STAR, ID 83669

DAVIS STEVEN & SANDRA FAMILY
TRUST 03/07/2018
5875 N. PRISM RIDGE LN.
STAR, ID 83669

HOMAN WILLIAM
5837 N. PRISM RIDGE LN.
STAR, ID 83669

MILLER REVOCABLE TRUST
2/5/2018
5799 N. PRISM RIDGE LN.
STAR, ID 83669

DOVE TOME & PATRICIA TRUST
12/15/2021
5749 N. PRISM RIDGE LN.
STAR, ID 83669

FORBECK KIRK G LIVING TRUST
6/19/2019
12148 W. DEEP CANYON DR.
STAR, ID 83669

FULLER DOUGLAS A
12100 W. DEEP CANYON DR.
STAR, ID 83669

FLANAGAN MICHAEL T
12076 W. DEEP CANYON DR.
STAR, ID 83669

MOYA STEVEN R & DIANE LIVING
TRUST 05/28/2021
12050 W. DEEP CANYON DR.
STAR, ID 83669

MAKLUNA NOSH
12024 W. DEEP CANYON DR.
STAR, ID 83669

REINHART 2019 FAMILY TRUST
12/11/19
12000 W. DEEP CANYON RD.
STAR, ID 83669

SEE SHEET P1.6

SEE SHEET P1.11

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616

PHONE 208-639-1992

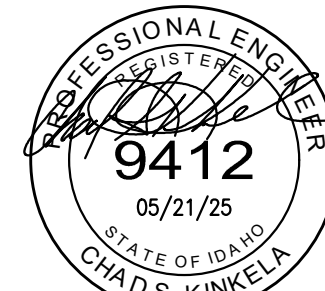
DRAWN BY: AKB & DRS

CHECKED BY: CSK

DATE: 05/21/25

FILE: PRELIM-22-DWG

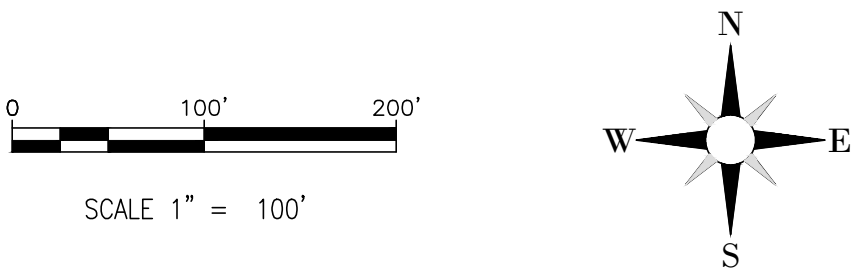
DIR: DANIE MITCHELL/DMS TRACT/CK-DMS-VPR-PAL



SHEET

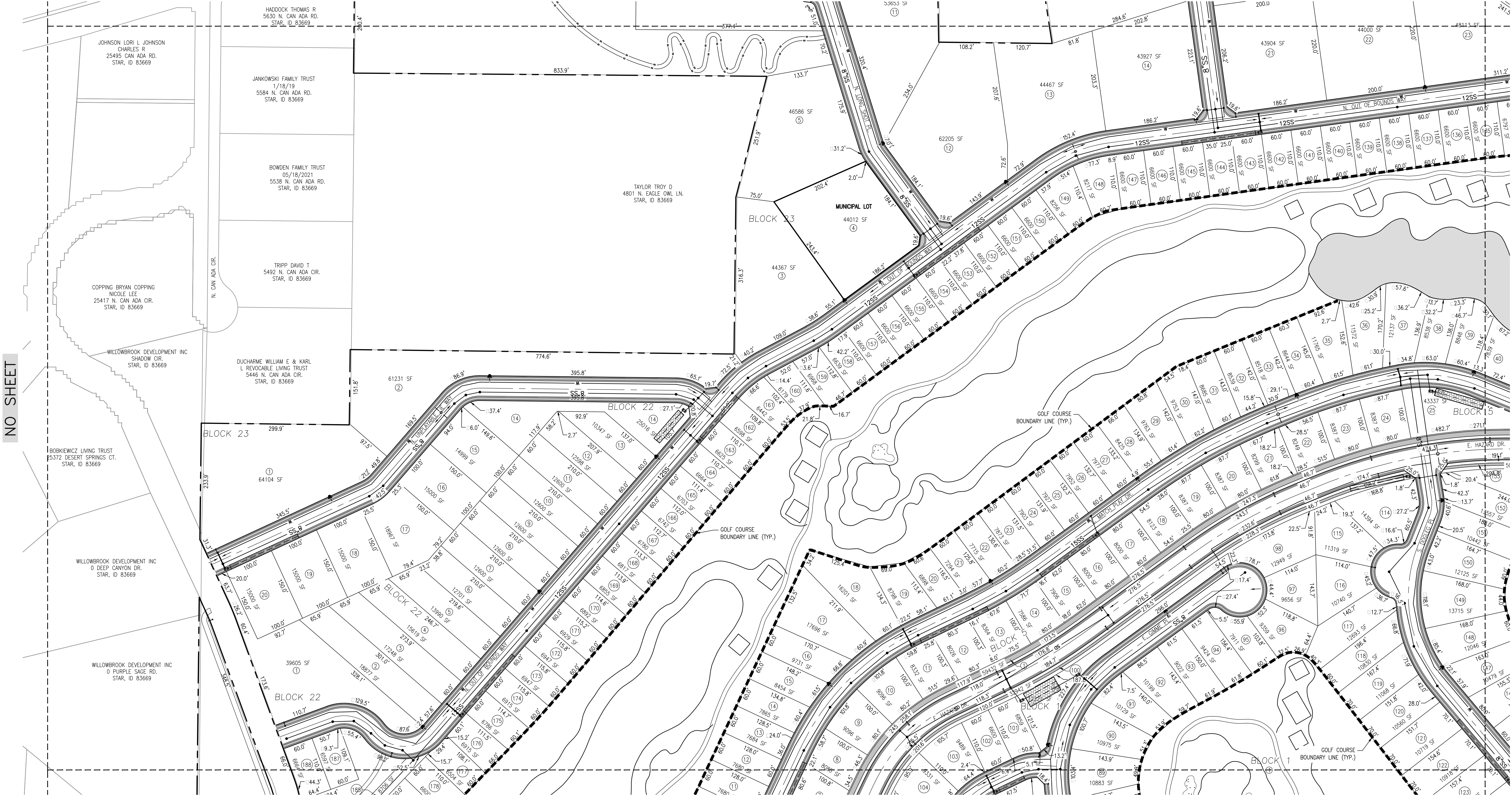
P1.5

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.5

SEE SHEET P1.7



NO SHEET

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

SEE SHEET P1.10

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB & DBS
CHECKED BY: CSK
DATE: 05/21/25
FILE: PRELIM-22222

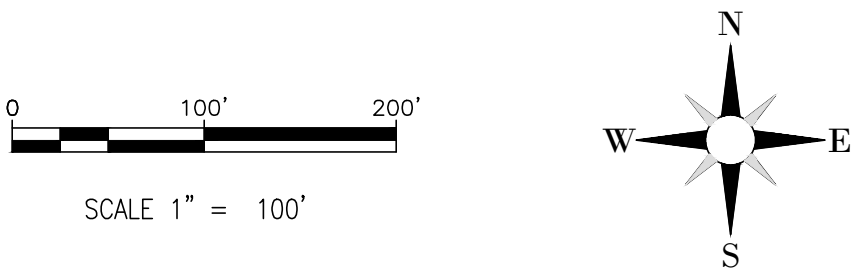
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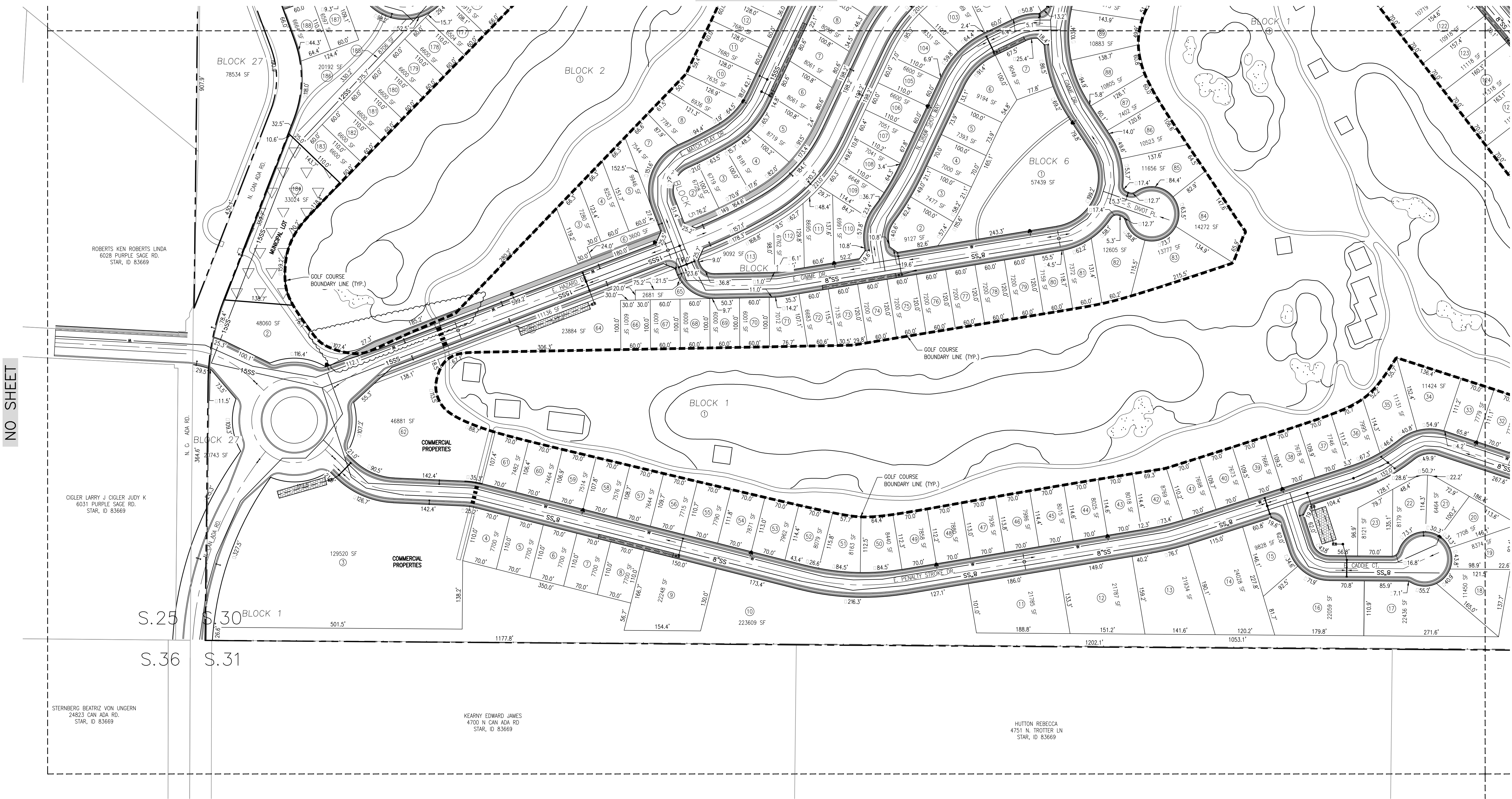
SHEET

P1.6

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.6



NO SHEET

NO SHEET

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

SEE SHEET P1.9

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616

PHONE 208-539-1992

DRAWN BY: AKB & DBS

CHECKED BY: CSK

DATE: 05/10/24

FILE: PRE-PLAT-ZZ-DWG

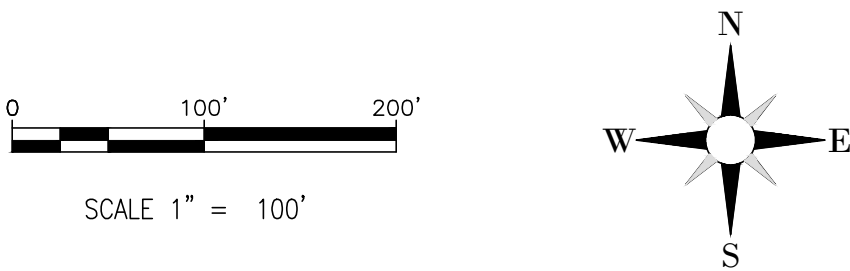
DIR: DANIE MICHELLE VON UNGERN



SHEET

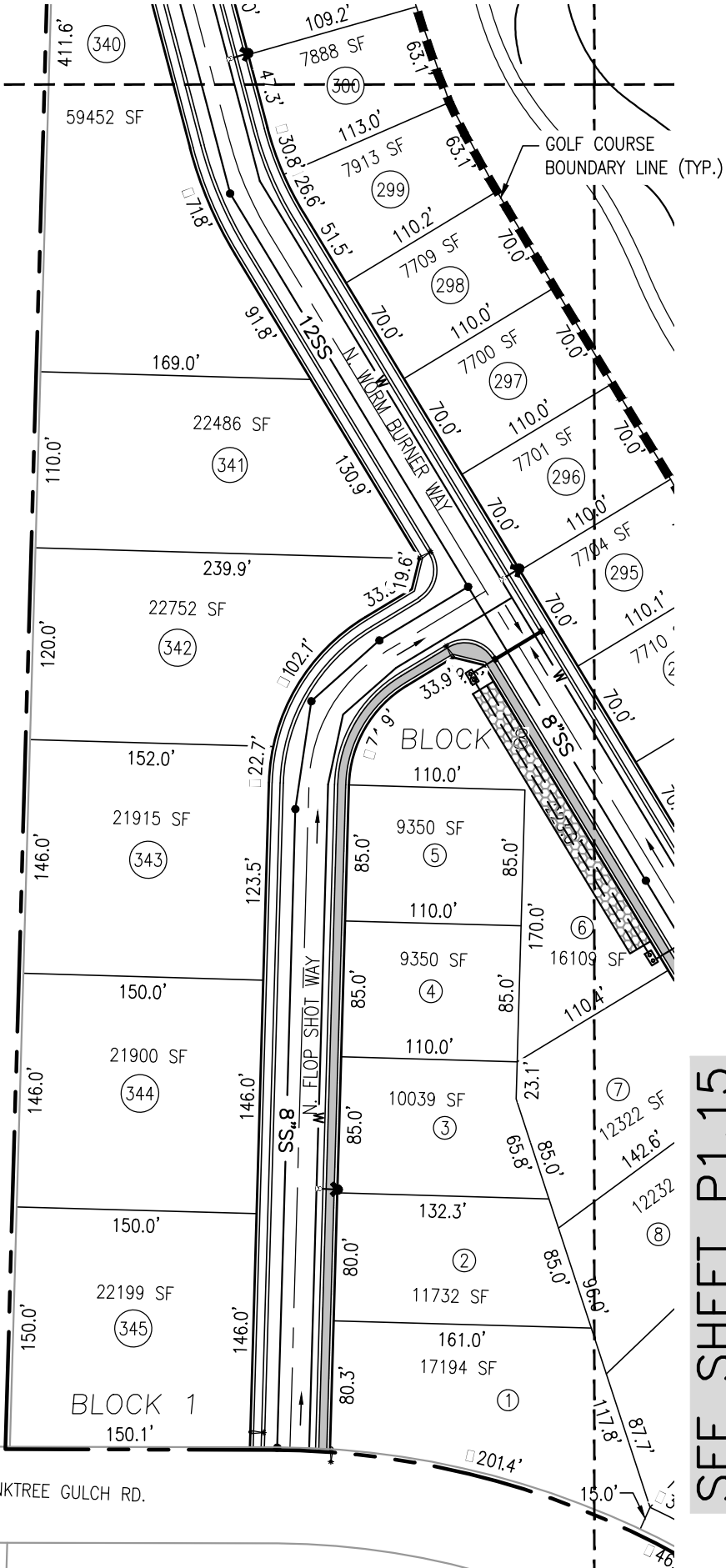
P1.7

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.9

PROPERTIES NOT LABELED ARE
BEYOND 300' SITE OFFSET



REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

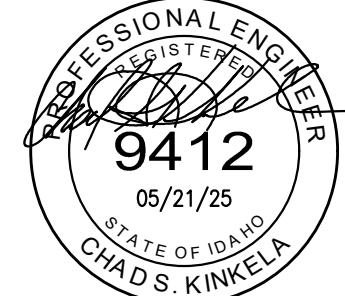
PRELIMINARY PLAT

SEE SHEET P1.15

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB & DRS
CHECKED BY: CSK
DATE: 05/10/24
FILE: PRE-PLAT-ZZ-DWG
DIR: DANIE MICHELSONS TRACT\CK-DWGS\PRE-PLAT



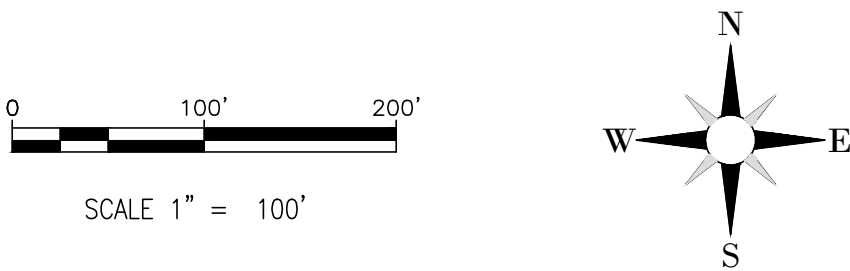
SHEET

P1.8

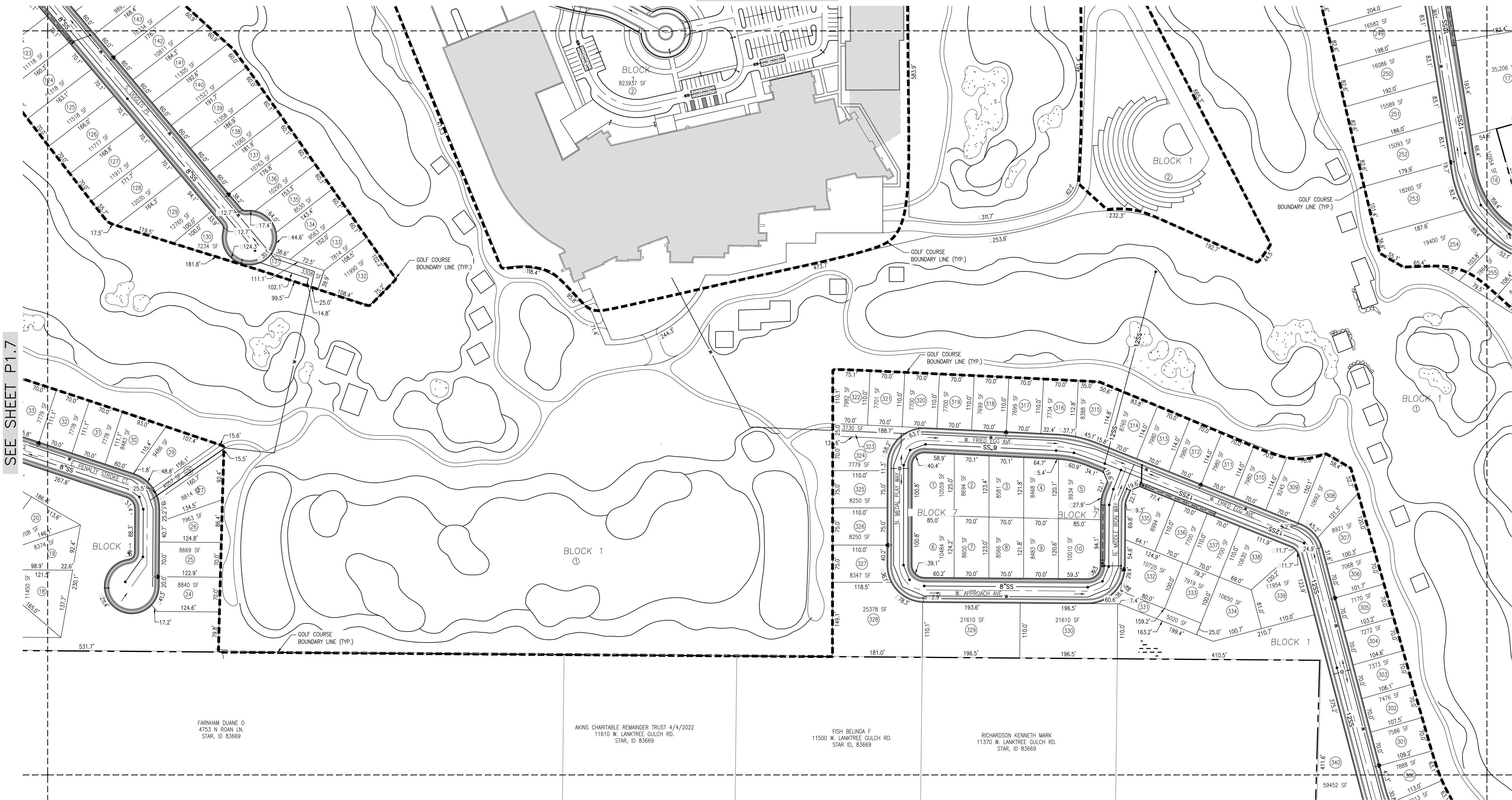
NO SHEET

NO SHEET

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.10



FARNHAM DUANE O
4753 N. ROAN LN.
STAR, ID 83669

AKINS CHARITABLE REMAINDER TRUST 4/4/2022
11610 W. LANKTREE GULCH RD.
STAR, ID 83669

FISH BELINDA F
11500 W. LANKTREE GULCH RD.
STAR, ID 83669

RICHARDSON KENNETH MARK
11370 W. LANKTREE GULCH RD.
STAR, ID 83669

SEE SHEET P1.8

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

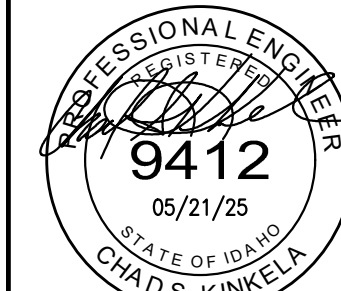
CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-539-1992

DRAWN BY: AKB & DBS
CHECKED BY: CSK

DATE: 05/10/24
FILE: PRELIM-PLAT-ZZDING

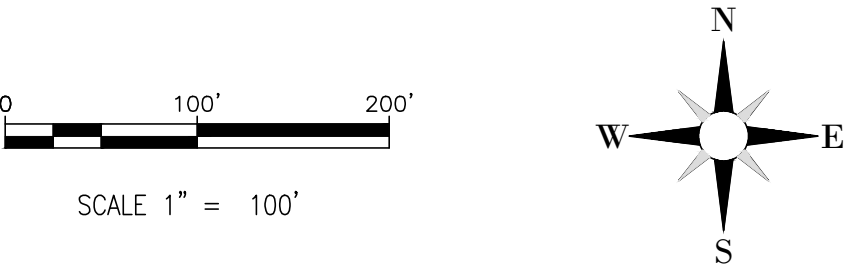
DIR: DANNIE MICHELLE VONG TRACY CK-UNCS-VRE-PLAT



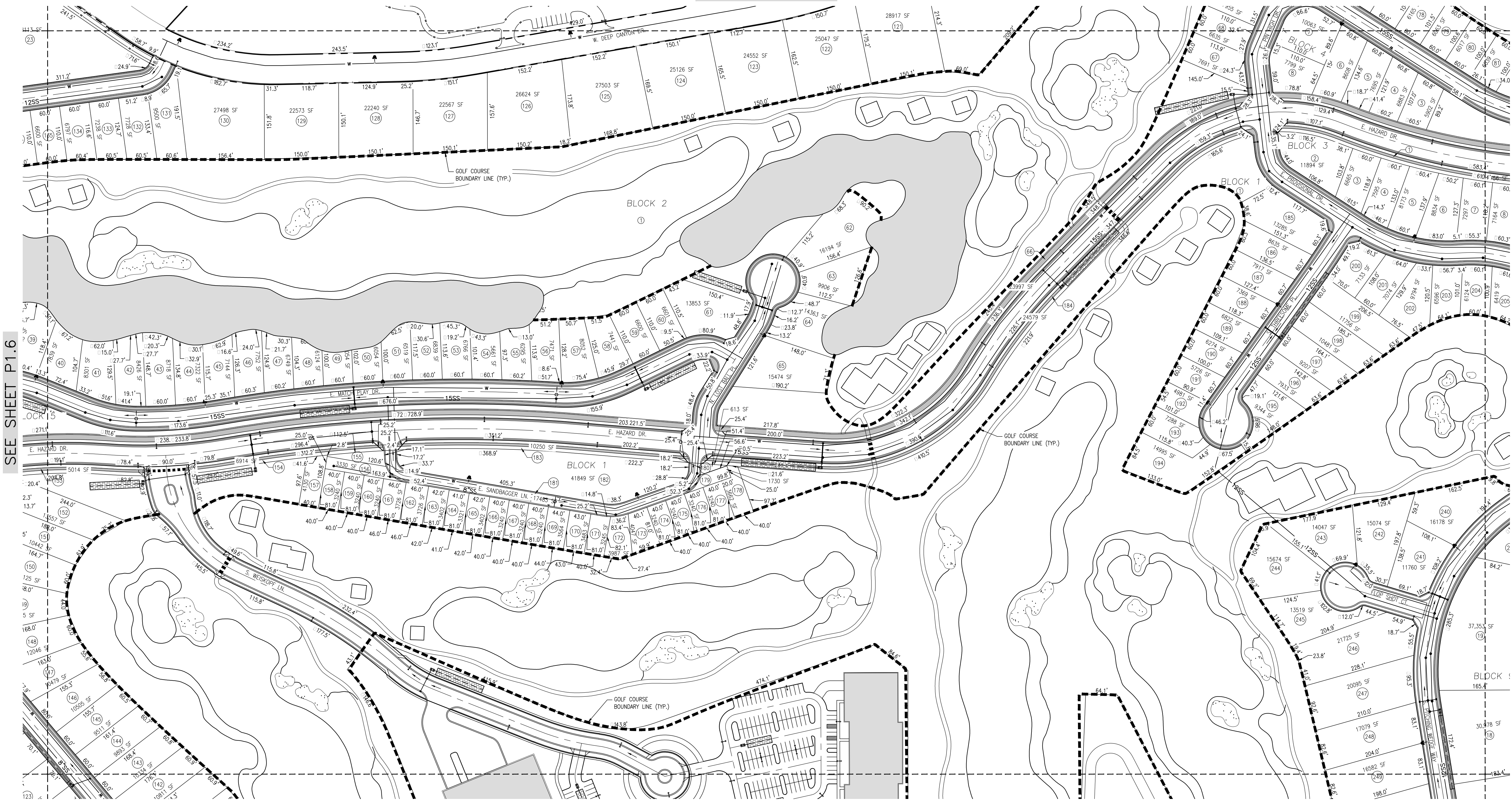
SHEET

P1.9

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.11



SEE SHEET P1.6

SEE SHEET P1.13

SEE SHEET P1.9

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616

PHONE 208-639-1992

FAX 208-639-1993

DRAWN BY: AKB & DBS

CHECKED BY: CSK

DATE: 05/10/24

PREPARED BY: DWM

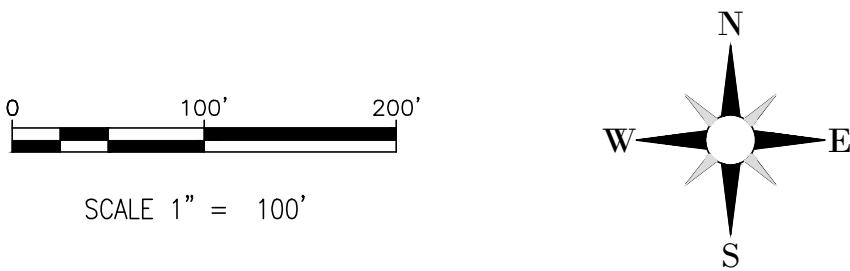
FILE: D:\MTE\WILLOWBROOK STAR\CK-UNWS-PRE-PLAT



SHEET

P1.10

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



NO SHEET



SEE SHEET P1.10

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

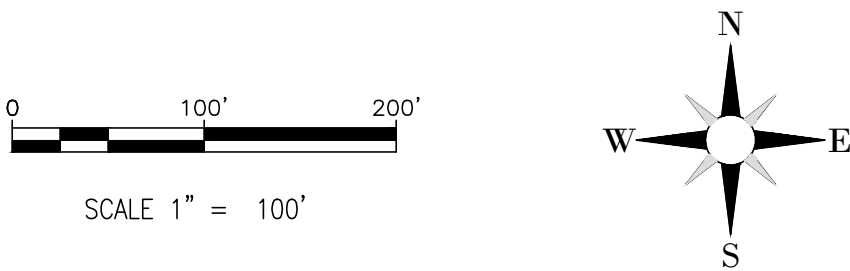
DRAWN BY: AKB & DRS
CHECKED BY: CSK
DATE: 05/10/24
FILE: PRELIM-22-DWG
DIR: D:\NAME\INTERCOMMS\TRAC\CK-DWGS\PRE-PLAT



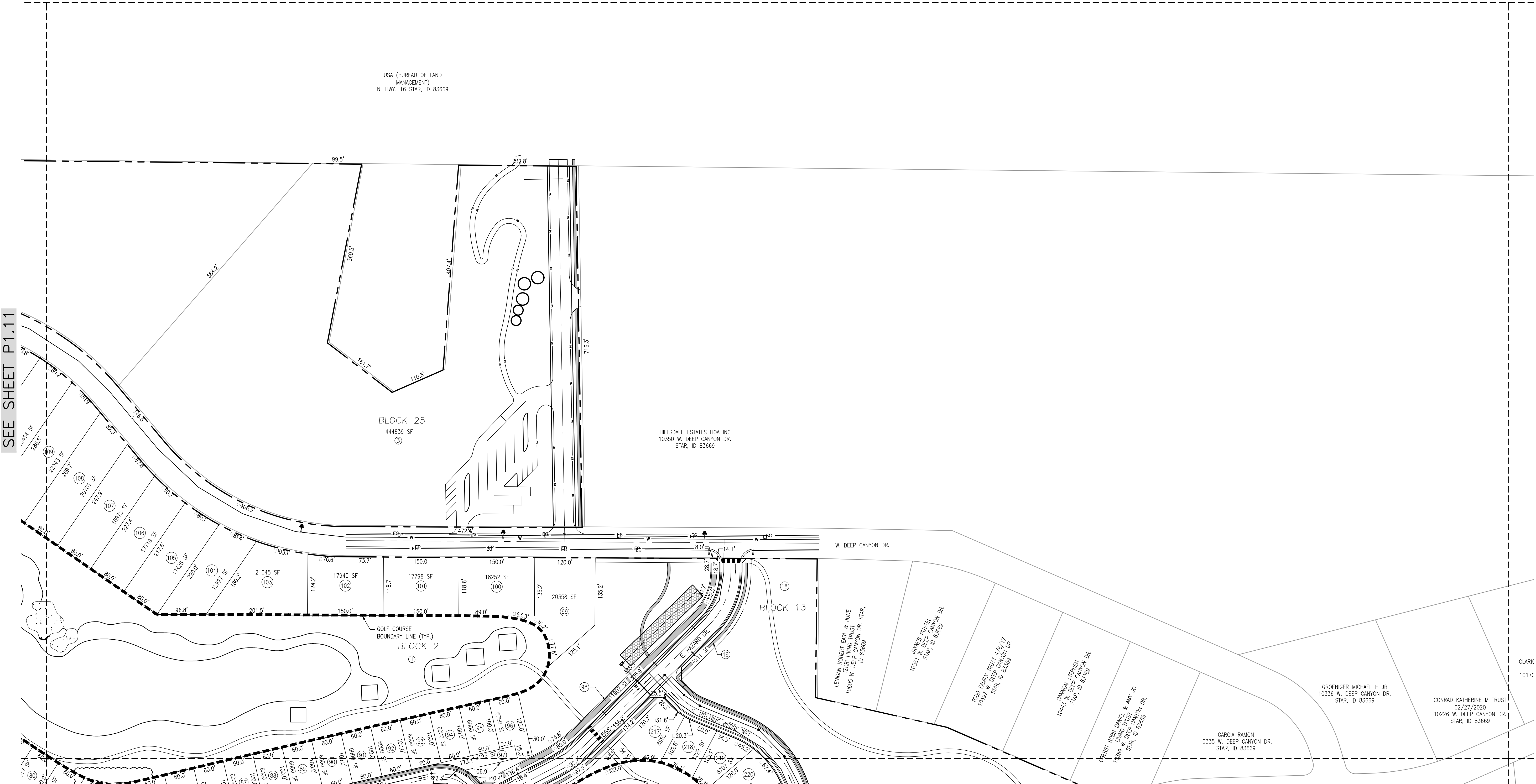
SHEET

P1.11

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



NO SHEET



SEE SHEET P1.11

SEE SHEET P1.19

SEE SHEET P1.13

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616

PHONE 208-539-1992

DRAWN BY: AKB & DRS

CHECKED BY: CSK

DATE: 05/21/25

FILE: PRE-PLAT-ZZIDWG

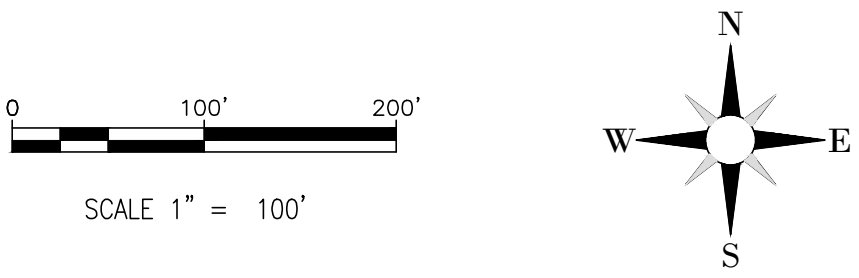
DIR: D:\NATE MITCHELL\IDMS TRACT\CK-DMSS\PRE-PLAT



SHEET

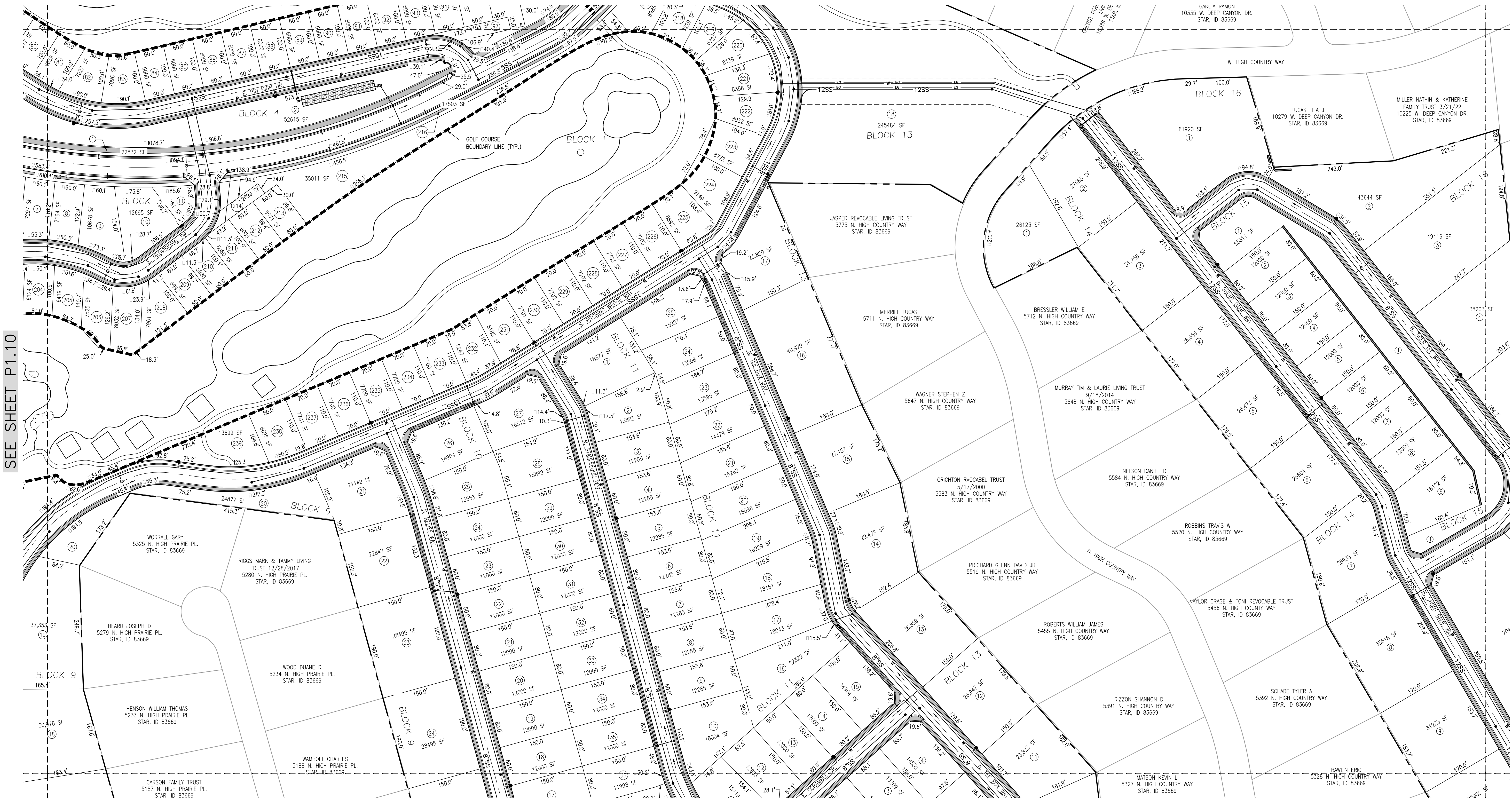
P1.12

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.12

SEE SHEET P1.14



SEE SHEET P1.10

SEE SHEET P1.18

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616

PHONE 208-539-1992

FAX 208-539-1992

DRAWN BY: AKB & DBS

CHECKED BY: CSK

DATE: 05/10/24

FILE: PRE-PLAT-ZZ-DWG

DIR: D:\NAME MICHELLE\WORK\CK-DWGS\PRE-PLAT



SHEET

P1.13

REVISIONS:

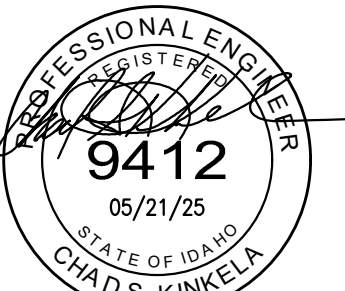
WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB & DRS
CHECKED BY: CSK
DATE: 07/10/24
FILE: PRE-PLAT-72.DWG
DIR: D:\NATE MITCHELL\TOMS TRACT\CK-DWGS\PRE-PLAT



SHEET

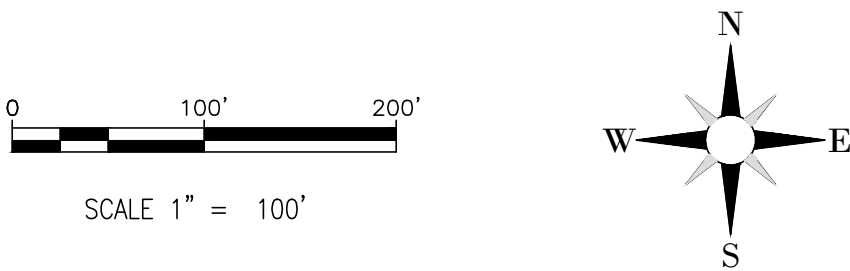
P1.14

SEE SHEET P1.13

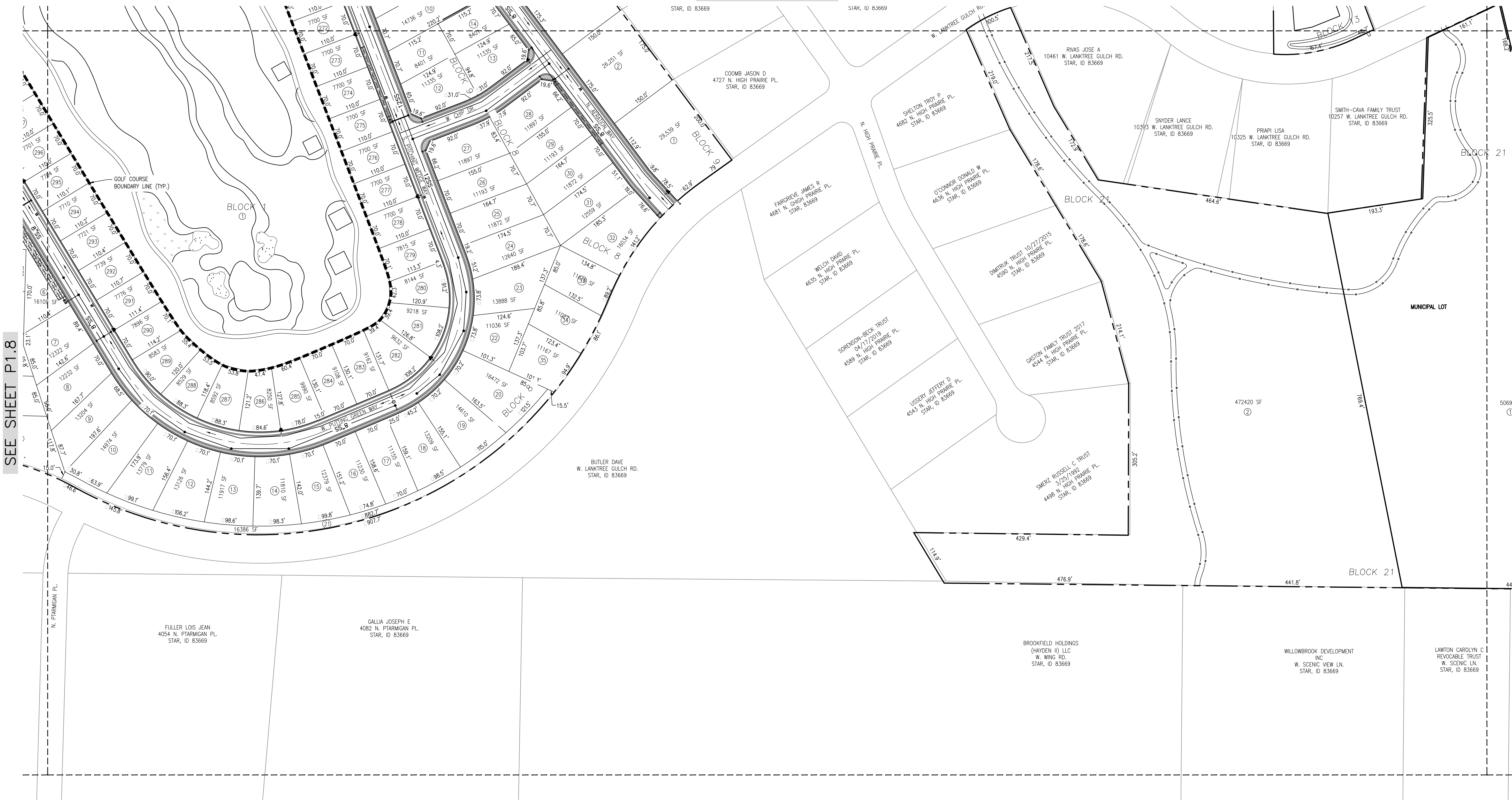
SEE SHEET P1.15

SEE SHEET P1.9

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.14



SEE SHEET P1.8

SEE SHEET P1.16

NO SHEET

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-539-1992

DRAWN BY: AKB & DBS

CHECKED BY: CSK

DATE: 05/21/25

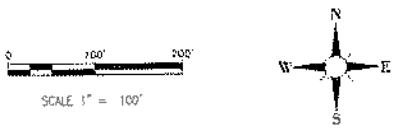
FILE: PRELIM-22-DWG

DIR: DANIE MICHELYNOS TRACT/CK-DWGS-PRE-PLAT



SHEET

P1.15



SEE SHEET P1.17

PROPERTIES NOT LABELED ARE
BEYOND 300' SITE OFFSET

SEE SHEET P1.15

NO SHEET

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
IDAHO, ID 83402
PHONE 208-638-1992

DRAWN BY: J.A.L.

CHECKED BY: J.A.L.

DATE: 07/28/22

FILE: P1.16

DWG: BLANK MAP/PLAT/TRACT/CK-ENG/IDR-PLAT

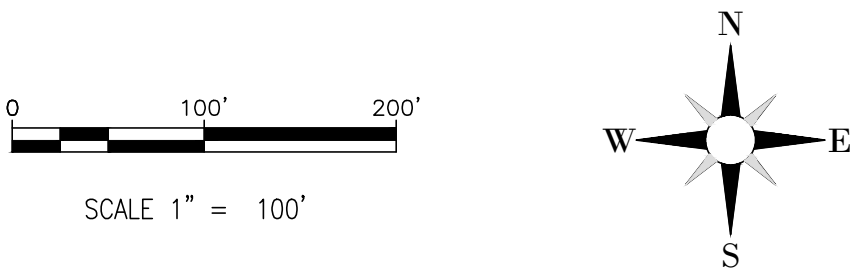


SHEET

P1.16

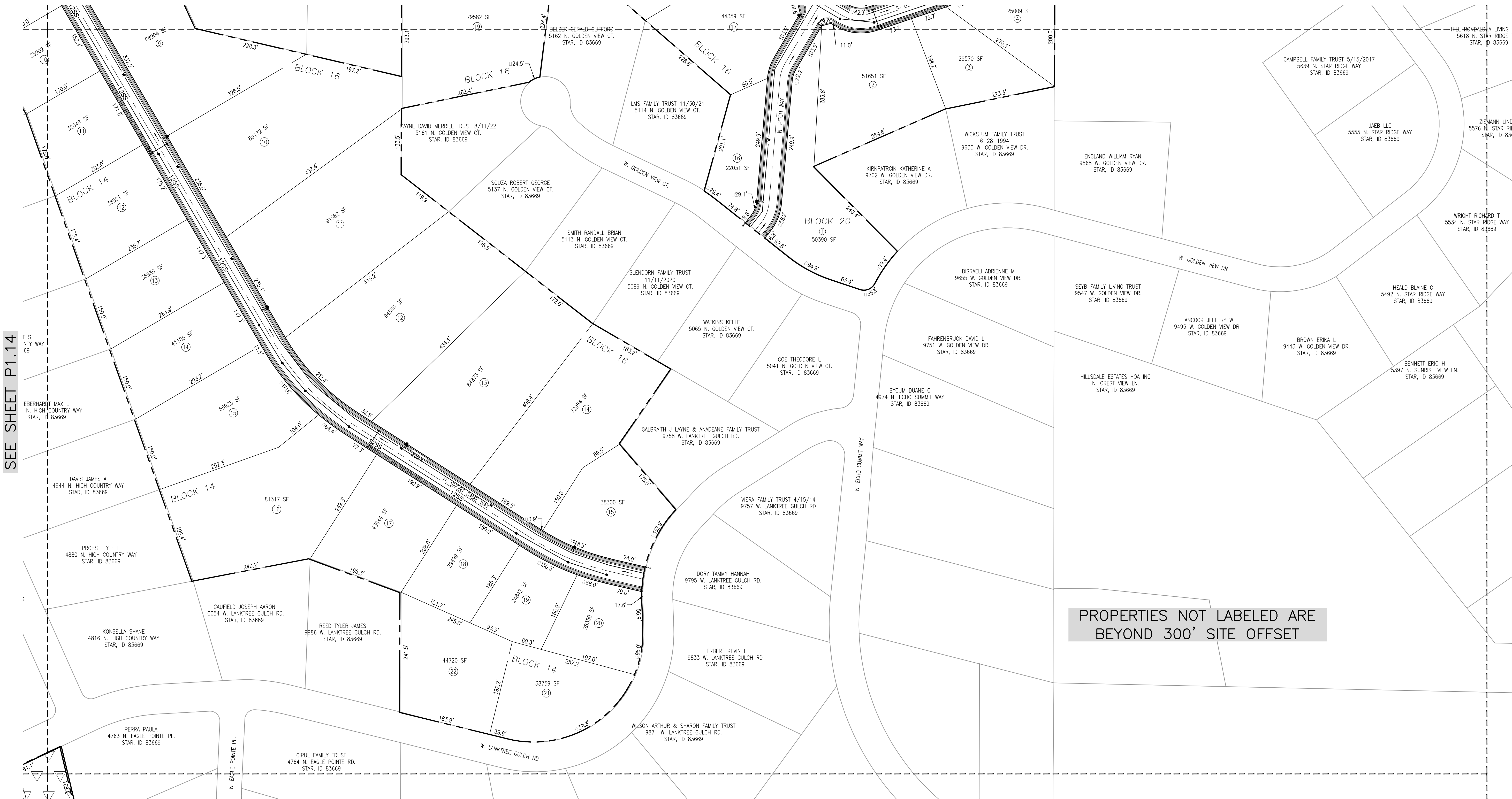
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BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.17

SEE SHEET P1.16



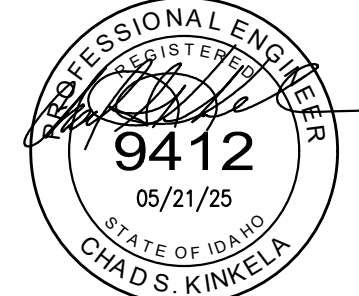
SEE SHEET P1.14

NO SHEET

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

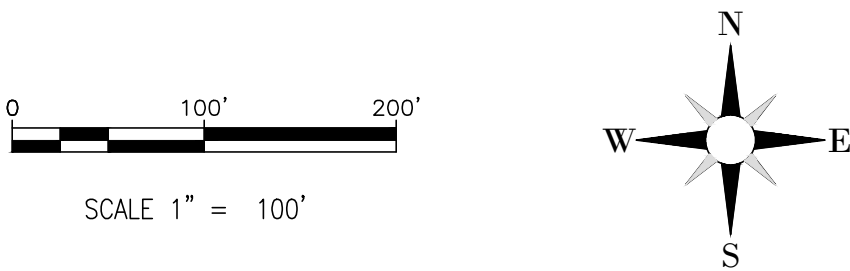
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992
DRAWN BY: AKB & DBS
CHECKED BY: CSK
DATE: 05/21/25
FILE: PRELIM-PLAT-ZZ-DWG
DIR: D:\NAME\INTERCOM\WORK\CK-ENGINEERING\PREL-PLAT



SHEET

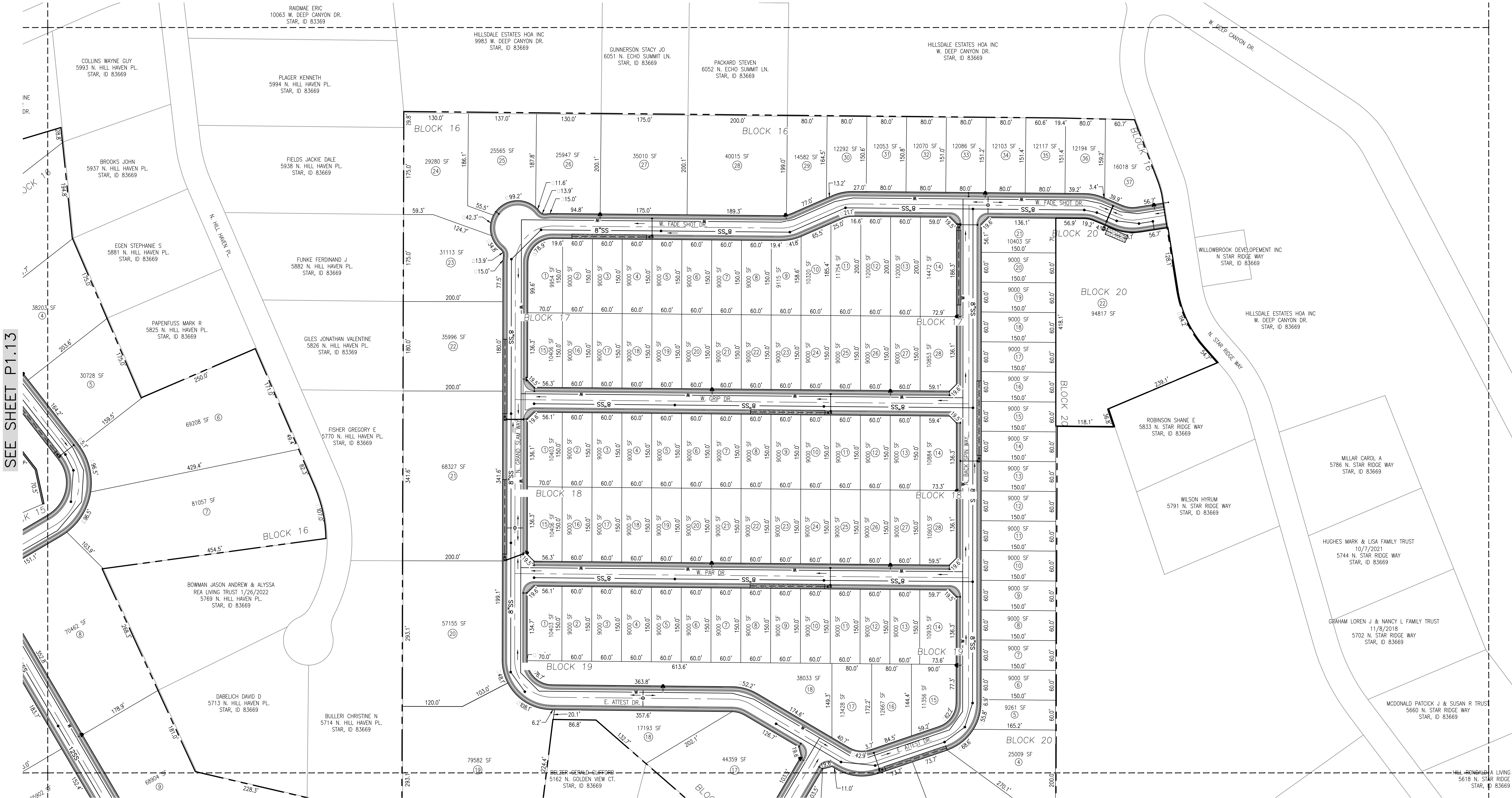
P1.17

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.19

SEE SHEET P1.17



SEE SHEET P1.13

NO SHEET

REVISIONS:

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

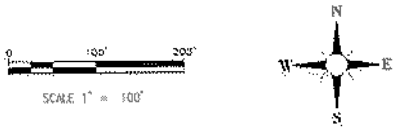
DRAWN BY: _____
CHECKED BY: CK
DATE: _____
FILE: D:\NAME MICHELLE\IDMS\TRAC\CK-DMSS\PRE-PLAT



SHEET

P1.18

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



NO SHEET

PROPERTIES NOT LABELED ARE
BEYOND 300' SITE OFFSET

SEE SHEET P1.12

NO SHEET

CK ENGINEERING

1306 E. STATE ST., SUITE 102
BOZEMAN, MT 59717
PHONE 208-438-1883

DRAWN BY: AM.A.JR.

CHECKED BY: SM

DATE: 07/02/24

FILE: P1.12-24

DATE: 07/02/24

DATE: 07/02/24

DATE: 07/02/24



SHEET

P1.19

WILLOWBROOK SUBDIVISION
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT

SEE SHEET P1.18

CLARK DONALD J & ROBIN R
1306 E. STATE ST.
10170 W DEEP CANYON DR
STAR, ID 83869

WIGHER ROBERT D
10110 W DEEP CANYON DR
STAR, ID 83869

GARDEN ERIC ALAN
6107 N ECHO SUMMIT LN
STAR, ID 83869

SHANSON ROBERT A & E
6108 N ECHO SUMMIT LN
STAR, ID 83869

HANOWAC ERIC
10055 W DEEP CANYON DR
STAR, ID 83869

HILLSDALE ESTATES H&A INC
9985 W DEEP CANYON DR
STAR, ID 83869

OSMERSON STACY JO

HILLSDALE ESTATES H&A INC
W DEEP CANYON DR

W DEEP CANYON DR