

City of Star

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

www.staridaho.org



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Michael Keyes  
David Hershey

August 26, 2021

**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 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. **There has been no hearing date scheduled at this time for this application. Please provide initial comments asap.**

**Application:** Willowbrook Master Planned Development  
Files #'s AZ-21-12 Annexation-Zoning  
DA-21-20 Development Agreement  
PUD-21-02 Planned Unit Development

**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

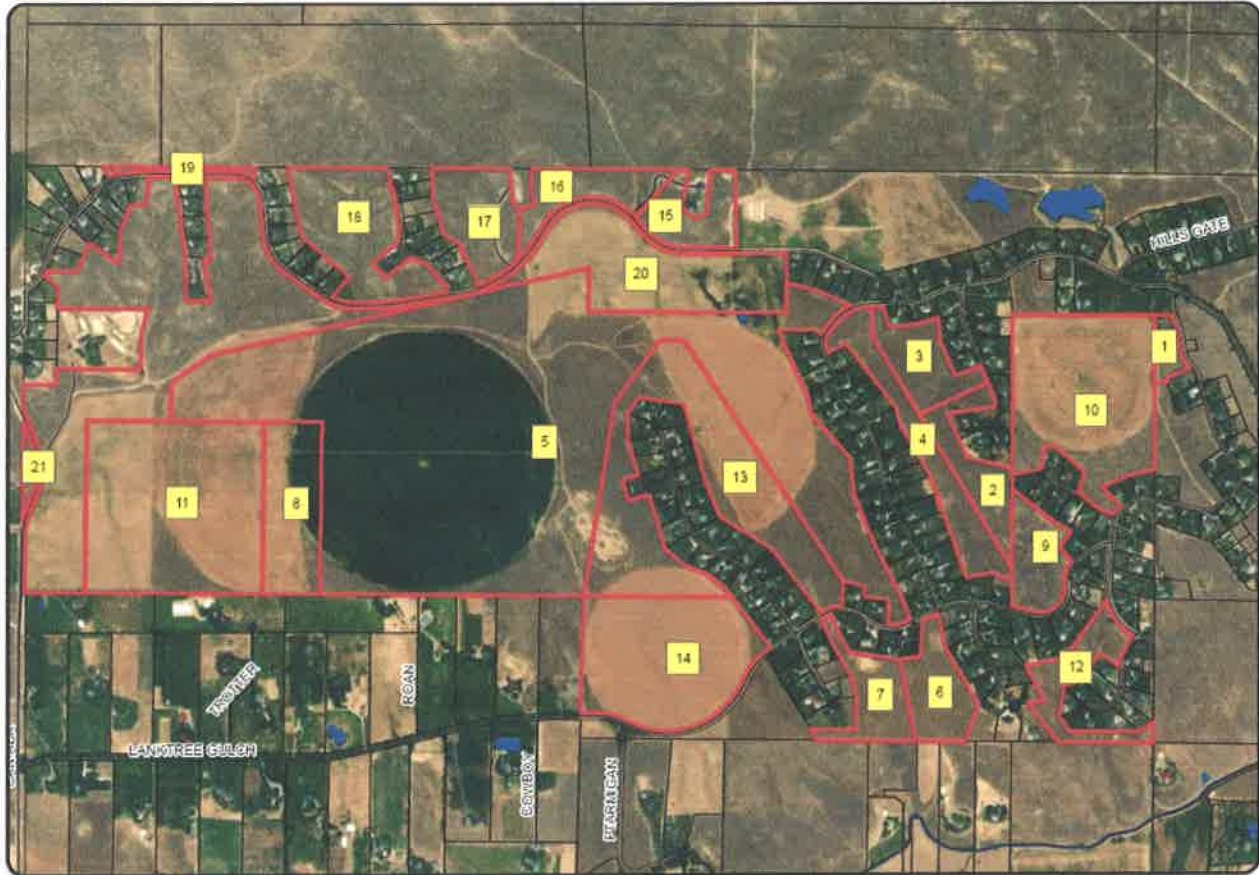
**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-3-PUD-DA), a Development Agreement, and a Planned Unit Development for a proposed master planned development consisting of 1,618 residential lots, 2 commercial lots and 25 common lots on 1,554.8 acres (723.78 acres in Ada County; 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 materials are available for review at Star City Hall. **Please submit any initial comments** on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **by October 1, 2021**, or your agency's response may be documented as "No Comment". For further information, please call 208-286-7247.

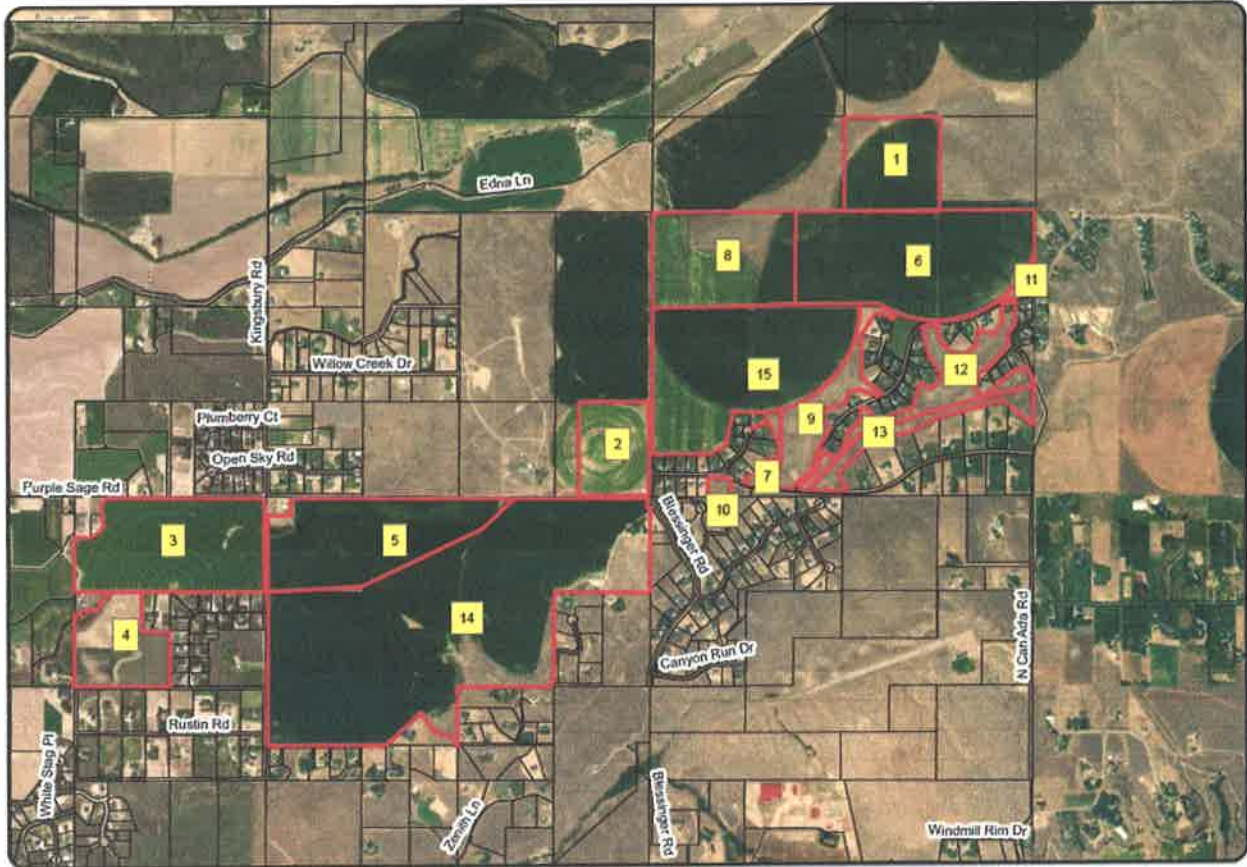
Shawn L. Nickel  
Planning Director and Zoning Administrator

## EXHIBIT A



KEY #	PARCEL	OWNER	ACRES
1	R3626110480	WILLOWBROOK DEVELOPMENT INC	3.076
2	R3626121000	WILLOWBROOK DEVELOPMENT INC	11.083
3	R3626121100	WILLOWBROOK DEVELOPMENT INC	11.15
4	R3626130010	WILLOWBROOK DEVELOPMENT INC	16.696
5	R3626130190	WILLOWBROOK DEVELOPMENT INC	239.382
6	R3626130460	WILLOWBROOK DEVELOPMENT INC	11.642
7	R3626130510	WILLOWBROOK DEVELOPMENT INC	10.88
8	R3626140010	WILLOWBROOK DEVELOPMENT INC	19.358
9	R3626150080	WILLOWBROOK DEVELOPMENT INC	10.462
10	R3626150160	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	45.022
11	R3626150210	WILLOWBROOK DEVELOPMENT INC	59.933
12	R3626150220	WILLOWBROOK DEVELOPMENT INC	10.962
13	R3626160010	WILLOWBROOK DEVELOPMENT INC	50.1
14	R3626160300	WILLOWBROOK DEVELOPMENT INC	42.136
15	R3626170020	WILLOWBROOK DEVELOPMENT INC	10.207
16	R3626170040	WILLOWBROOK DEVELOPMENT INC	10.882
17	R3626170060	WILLOWBROOK DEVELOPMENT INC	14.694
18	R3626170150	WILLOWBROOK DEVELOPMENT INC	23.763
19	R3626170250	WILLOWBROOK DEVELOPMENT INC	1.431
20	R3626170320	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	121.9
21	R3626170500	WILLOWBROOK DEVELOPMENT INC	1.817

## EXHIBIT B



KEY #	PARCEL	OWNER	ACRES
1	R37456010A0	TWIN ISLANDS LLC	40.16
2	R3746500000	TWIN ISLANDS LLC	28.84
3	R3760800000	TWIN ISLANDS LLC	73.17
4	R3760900000	TWIN ISLANDS LLC	32.56
5	R3762601100	TWIN ISLANDS LLC	69.12
6	R3745800000	TWIN ISLANDS LLC	100.54
7	R3745810000	WILLOWBROOK DEVELOPMENT INC	18.42
8	R3745601000	TWIN ISLANDS LLC	59.61
11	R3745816500	WILLOWBROOK DEVELOPMENT INC	2.36
12	R3745813200	WILLOWBROOK DEVELOPMENT INC	52.36
14	R3762600000	RICHARD PHILLIPS	249.66
15	R37456010B0	TWIN ISLANDS LLC	100.51



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JUL 15 2021  
BY: BN

City of Star  
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P: 208-286-7247 F: 208-286-7569

## ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: <u>AZ-21-12</u>	Fee Paid: <u>1050.<sup>00</sup></u>
Date Application Received: <u>7-15-21</u>	Processed by: City: _____

### Applicant Information:

PRIMARY CONTACT IS: Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name: Richard M. Phillips  
Applicant Address: 210 Murray St., Garden City, Idaho Zip: 83714  
Phone: 208-376-4665 Email: \_\_\_\_\_

Owner Name: Richard M. Phillips, Willowbrook Development, Inc. & Twin Islands LLC  
Owner Address: 210 Murray St., Garden City, Idaho Zip: 83714  
Phone: 208-376-4665 Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Nathan Mitchell Firm Name: A+E Construction, LLC  
Address: 1470 N. Rook Way, Star, Idaho Zip: 83669  
Phone: 208-941-2688 Email: nate.mitchell@ymail.com

### Property Information:

Site Address: Hwy 16 to Kingsbury Rd along Purple Sage Corridor Parcel Number: See Exhibits A & B  
Total Acreage of Site: 1554.8  
Total Acreage of Site in Special Flood Hazard Area: N/A  
Proposed Zoning Designation of Site: R-3

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR/RUT	ESTATE RES - 1-3 DU/ACRE	Agriculture
Proposed	R-3	ESTATE RES - 1-3 DU/ACRE	Residential
North of site	RUT	EX. PUBLIC USE	Agriculture
South of site	RUT	RURAL RESIDENTIAL	Ag/Residential
East of site	RUT	ESTATE RES - 1-3 DU/ACRE	Ag/Residential
West of site	RUT	RURAL RESIDENTIAL	Ag/Residential

**Special On-Site Features** (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Fish Habitat - No

Floodplain - No

Mature Trees - No

Riparian Vegetation - No

Steep Slopes - Yes, foothills terrain

Stream/Creek - No

Unique Animal Life - No

Unique Plant Life - No

Unstable Soils - No

Wildlife Habitat - No

Historical Assets - No

**Application Requirements:**

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b><u>(Please contact the City for addresses &amp; labels)</u></b> (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 Annexation & Zoning/Rezone Application	
✓	Fee: (Include Development Agreement 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 to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>• Include a metes &amp; 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.</li> <li>• Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>• If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>• Submit word.doc and pdf version with engineer's seal.</li> </ul>	
✓	Recorded warranty deed for the subject property	

✓	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
✓	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
✓	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
✓	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	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. <b>Please contact the City to request addresses and labels.</b>	
✓	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
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.	
✓	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. 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

7.15.2021  
 Date



RECEIVED  
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## PLANNED UNIT DEVELOPMENT APPLICATION

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

FILE NO.: <u>PUD-21-02</u>
Date Application Received: <u>7-15-21</u> Fee Paid: _____
Processed by: City: _____

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name: Richard M. Phillips  
Applicant Address: 210 Murray St., Garden City, Idaho Zip: 83714  
Phone: 208-376-4665 Email: \_\_\_\_\_

Owner Name: Richard M. Phillips, Willowbrook Development, Inc., & Twin Islands LLC  
Owner Address: 210 Murray St., Garden City, Idaho Zip: 83669  
Phone: 208-376-4665 Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Nathan Mitchell Firm Name: A+E Construction, LLC  
Address: 1470 N. Rook Way, Star, Idaho Zip: 83669  
Phone: 208-941-2688 Email: nate.mitchell@ymail.com

### Property Information:

Subdivision Name: Willow Brook Golf Community  
Site Address/Location: Hwy 16 to Kingsbury Rd along the Purple Sage Corridor  
Parcel Number(s): See Exhibits A & B

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR/RUT	ESTATE RES - 1-3 DU/AC	Agriculture
Proposed	R-3	ESTATE RES - 1-3 DU/AC	Residential
North of site	RUT	EX. PUBLIC USE	Agriculture
South of site	RUT	RURAL RESIDENTIAL	Ag/Residential
East of site	RUT	ESTATE RES - 1-3 DU/AC	Ag/Residential
West of site	RUT	RURAL RESIDENTIAL	Ag/Residential

**SITE DATA:**

Total Acreage of Site - 1554.8 (723.78 Ada County, 831.02 Canyon County)  
Breakdown of Acreage of Land in Contiguous Ownership - 1554.8 - Richard M. Phillips  
Total Acreage of Site in Special Flood Hazard Area - None  
Dwelling Units per Gross Acre - 3 DU/ACRE

Total Number of Lots - 1645  
Residential - 1618  
Commercial - 2  
Industrial - \_\_\_\_\_  
Common - 25

Total Number of Units - 1618  
Single-family - 1002  
Duplex - 616 Townhome lots  
Multi-family - \_\_\_\_\_

Percent of Site and Total Acreage of Common Area - 30 % / 215 acres  
Percent of Common Space to be used for drainage - 7%  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - See narrative

Proposed Dedicated Acreage (school, parks, etc): See narrative

Public Streets - Yes Private Streets - Yes  
Describe Pedestrian Walkways (location, width, material) - See narrative

Describe Bike Paths (location, width, material) - See narrative

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

Potable Water - See narrative - City of Star  
Irrigation Water- Pressure irrigation system - utilize existing water rights  
Sanitary Sewer- See narrative - City of Star  
Fire Protection - See narrative - City of Star  
Schools - See narrative - West Ada School District  
Roads - See narrative - Ada County Highway District & Canyon Highway District #4

**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, foothills terrain</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 - None

- 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): #160xxxxxC, 160xxxxxE, etc.: #16001C0130J & #16027C0275F  
 FIRM effective date(s): mm/dd/year 6/19/2020 & 5/24/2011  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X or Zone D  
 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. <b>(Please contact the City for addresses &amp; labels)</b> (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 <b>original</b> 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.	
✓	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, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) 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:	
✓	<ul style="list-style-type: none"> <li>Date, scale, north arrow, and project name</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Existing boundaries, property lines, and dimensions of the lot</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Relationship to adjacent properties, streets, and private lanes</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Easements and right-of-way lines on or adjacent to the lot</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Building locations(s) (including dimensions to property lines)</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Parking and loading areas (dimensioned)</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Traffic access drives and traffic circulation (dimensioned)</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Open/common spaces</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Refuse and service areas</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing &amp; proposed)</li> </ul>	
N/A	<ul style="list-style-type: none"> <li>All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances</li> </ul>	

**Landscape Plan:**

	The following items must be included on the landscape plan:	
✓	<ul style="list-style-type: none"> <li>Date, scale, north arrow, and project name</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings</li> </ul>	
✓	<ul style="list-style-type: none"> <li>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.</li> </ul>	
✓	<ul style="list-style-type: none"> <li>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</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Sight Triangles as defined in 8-4 A-7 of this Ordinance</li> </ul>	
✓	<ul style="list-style-type: none"> <li>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</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Proposed screening structures</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Design drawings(s) of all fencing proposed</li> </ul>	
✓	<ul style="list-style-type: none"> <li>Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> <li>➢ Number of street trees and lineal feet of street frontage</li> <li>➢ Width of street buffers (exclusive of right-of-way)</li> </ul> </li> </ul>	

# Willowbrook Conceptual Master Plan Calculations –

## Lot Calculations (Conceptual Estimates) – Ada County:

194 Townhomes (1,250 sf. 2 story, no garage)  
195 Patio homes on with golf course frontage (2,000 sf. 2 story with garage/driveway)  
34 Patio homes on with golf course frontage with storage (2,000 sf. 2 story with garage/driveway)  
68 Patio homes no golf course frontage (2,000 sf. 2 story with garage/driveway)  
125 Town homes with frontage on collector (2,000 sf. 2 story with garage/driveway)  
**616 Total**

635 Single family 6,000 sf – 9,000 sf.  
205 Single Family 12,000 sf. min.  
118 Single Family 20,000 sf. min.  
44 Single Family 1 acre min.  
**1002 Total Single Family Lots**

**1618 Total buildable residential lots east of Can Ada Road**

## Areas (Conceptual Estimates):

5.5 Acres Commercial (2 lots)  
50 Acres Townhouse, patio homes  
2 Acres Municipal Uses, Utilities (1 lot)

89.3 Acres Native Common Open Space  
39.2 Acres +/- Common Open Spaces – useable (multiple lots)  
109 Acres Golf Course (1 lot)  
26.5 Acres Golf course (club house, maintenance area). (2 lots)

**July 8, 2021**

**Typical Lot sizing:**

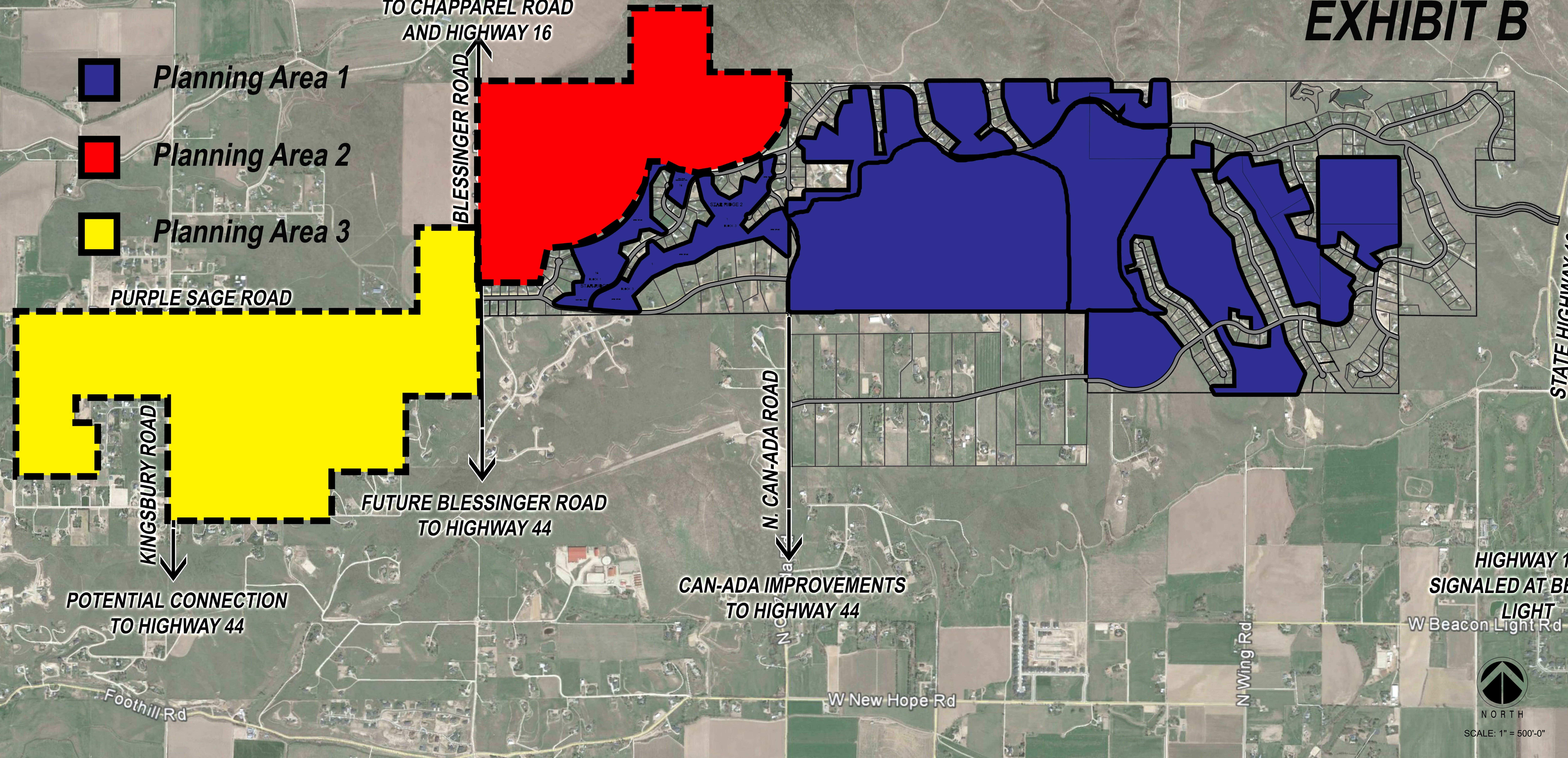
**Single Family:**

6,000 sf. – 9,000 sf	(70' x 110')
12,000 sf. minimum	(80'x 150')
20,000 sf. minimum	(120' x 170')
1 Acre minimum	(180' x 242')

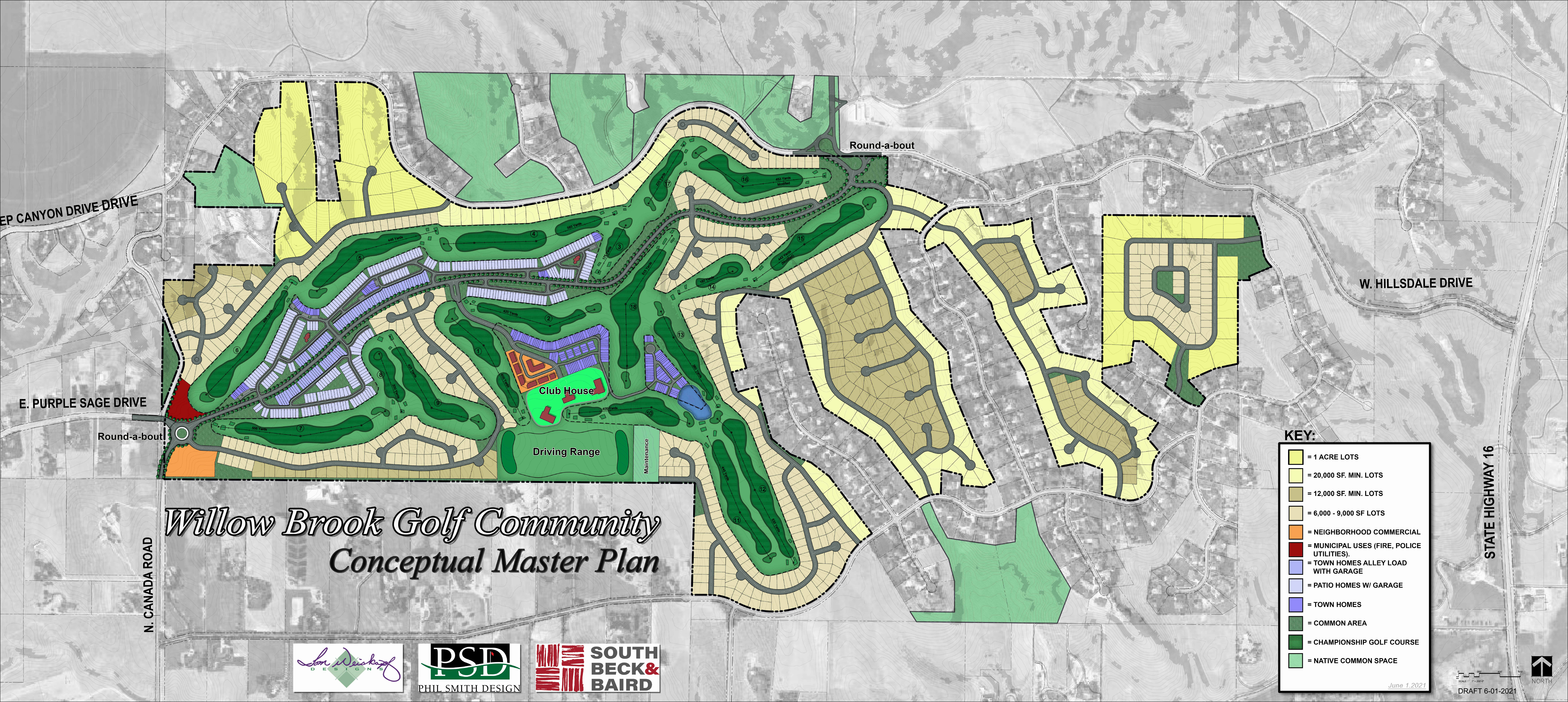
Patio homes Detached	(34' x 75')
Townhomes Garage/drive	(34' x 85')
Townhomes alley load	(23' x 78')

**July 8, 2021**

-  Planning Area 1
-  Planning Area 2
-  Planning Area 3



## Willowbrook Development - Planning Areas Map



# 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



**MEMORANDUM**

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**Date: November 20, 2020****Project #: 25407.0****To: Nate Mitchell  
Willowbrook Development****From: Jamie Markosian, PE, Sam Mantsch, EIT, and Sonia Daleiden, PE PTOE****Project: Willowbrook Golf Community TIS****Subject: Phase 1 - Due Diligence Assessment**

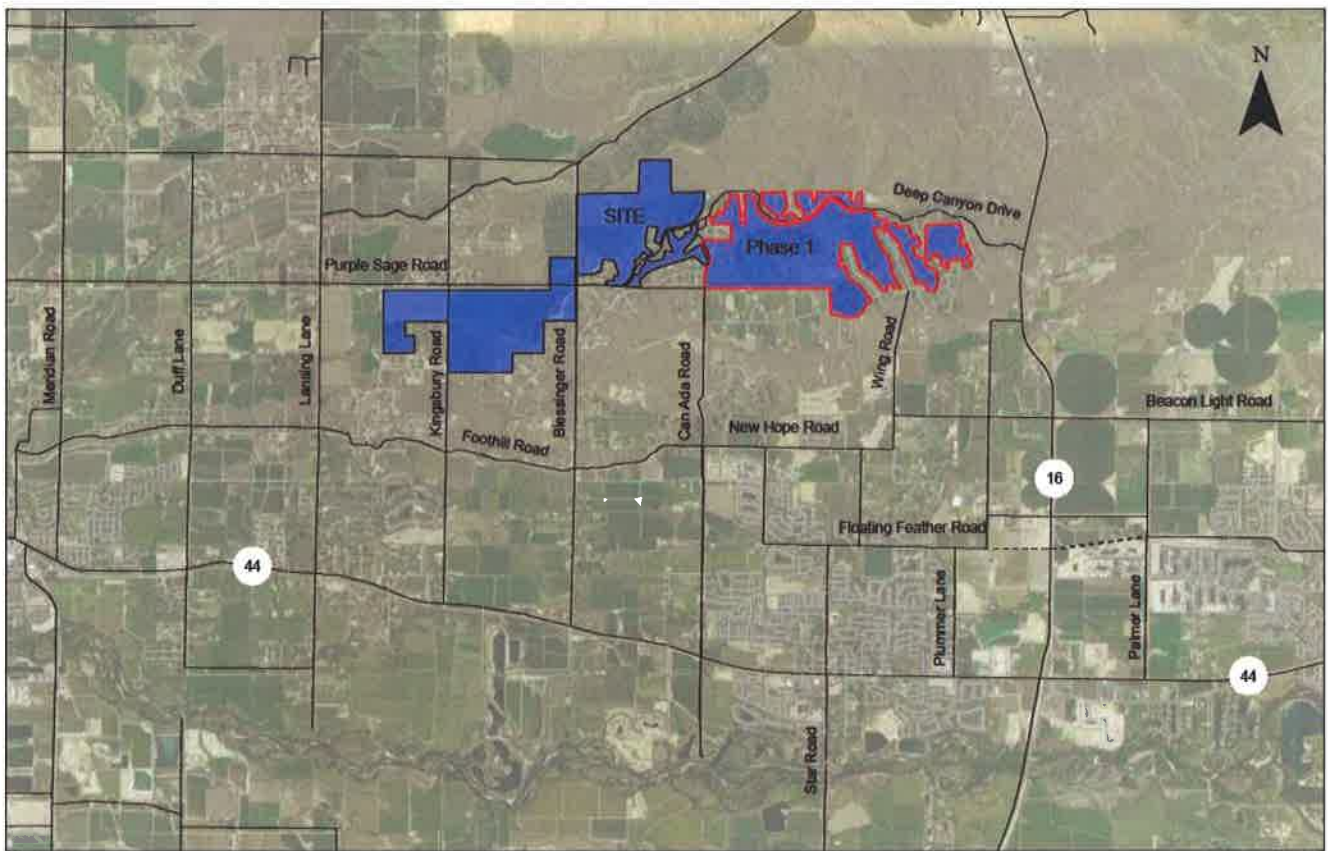
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Willowbrook Development is proposing a large multi-use development in the northern foothills of the Treasure Valley which straddles Ada and Canyon Counties. The proposed development will impact roadways owned/maintained by the Idaho Transportation Department (ITD), the Ada County Highway District (ACHD), and the Canyon Highway District 4 (CHD4). The proposed Willowbrook Golf Community is intended to be annexed into the City of Star and consists of approximately 1,554 acres and the following land uses:

- 4,069 single-family homes
- 593 townhomes/patio-homes
- 114,500 square-feet of commercial/retail space, and
- A public 18-hole golf course.

The site is loosely bounded on the east by SH-16, north by Chaparral Road, west by Lansing Lane, and south by Foothill Road/New Hope Road. Figure 1 shows the site vicinity.

This memorandum provides Willowbrook Development with an assessment of the anticipated traffic/transportation analysis required for the project development review, the intersection and roadway improvements that will likely be needed to mitigate development impacts, an investigation of potential impact fees/proportionate share costs that might be incurred by the development, and a detailed scope of work for a full transportation impact study (TIS), which will be shared with ACHD, ITD, CHD4, and City of Star.



Site Vicinity Map  
Ada County, Idaho

Figure  
1

C:\Users\jmartosan\appdata\local\temp\AGchulsh\_3109625407\_rgs.dwg Nov 20, 2020 - 3:35pm - jmartosan Layout Tab: Ppl\_Vic-00



## PROPOSED DEVELOPMENT PLAN

Figure 2 illustrates the proposed site extents for both Ada and Canyon Counties. At this time, only the Ada County portion of the subject property shows land uses, which can be seen in Figure 3. The proposed development includes:

- 4,069 single-family homes (869 in Ada County and 3,200 in Canyon County)
- 593 townhomes/patio homes (Ada County)
- 114,500 square-feet of commercial/retail space (Ada County), and
- A public 18-hole golf course (Ada County)

Much of the adjacent land is undeveloped, but portions of the proposed development will fill-in existing gaps in the Hillsdale subdivision, including the golf course, most of the commercial space, and townhome/patio home uses. The proposed development also includes collector and arterial road extensions/improvements of the following key north/south roadways:

- Wing Road between Lanktree Gulch Road and Farmers Union Canal
- CanAda Road between Purple Sage Road and New Hope Road/Foothill Road
- Blessinger Road between Purple Sage Road and Foothill Road
- Kingsbury Lane between Purple Sage Road and Foothill Road

Further, Willowbrook Development is exploring adding a new collector roadway connection through Bureau of Land Management (BLM) land north of the site to connect to SH-16 between Chaparral Road and Deep Canyon Drive. As part of the development approvals, Willowbrook Development will be seeking annexation into the City of Star.



Conceptual Master Plan provided by Willowbrook Development 8/19/2020

Site Plan  
Ada County, Idaho

Figure  
3

## TRIP GENERATION & TRIP DISTRIBUTION

The projected weekday daily, a.m., and p.m. peak hour vehicle trips for the proposed development were estimated based on ITE’s *Trip Generation Manual, 10<sup>th</sup> Edition* (Reference 1). Table 1 summarizes the estimated trip generation for the full buildout of the proposed Willowbrook Golf Community Development.

**Table 1. Proposed Trip Generation – Full Buildout**

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Full Buildout</b>									
Single Family Houses	210	4,069	31,453	2,894	723	2,171	3,564	2,245	1,319
Townhomes	220	593	4,442	259	60	199	288	181	107
<b>Total Residential Trips</b>			<b>35,896</b>	<b>3,153</b>	<b>783</b>	<b>2,370</b>	<b>3,852</b>	<b>2,427</b>	<b>1,425</b>
<i>Internal Trips (1% AM/PM)</i>			<i>(1,055)</i>	<i>(27)</i>	<i>(9)</i>	<i>(18)</i>	<i>(35)</i>	<i>(27)</i>	<i>(8)</i>
<b>External Residential Trips</b>			<b>34,841</b>	<b>3,126</b>	<b>774</b>	<b>2,352</b>	<b>3,817</b>	<b>2,400</b>	<b>1,417</b>
Shopping Center	820	114,565	6,594	209	130	79	601	288	312
<i>Internal Trips (16% AM/PM)</i>			<i>(1,055)</i>	<i>(27)</i>	<i>(18)</i>	<i>(9)</i>	<i>(35)</i>	<i>(8)</i>	<i>(27)</i>
<b>External Commercial Trips</b>			<b>5,539</b>	<b>182</b>	<b>112</b>	<b>70</b>	<b>566</b>	<b>280</b>	<b>285</b>
<i>Pass-By Trips (0% AM, 34% PM)</i>			<i>(941)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>(192)</i>	<i>(95)</i>	<i>(97)</i>
<b>Net New Commercial Trips</b>			<b>4,598</b>	<b>182</b>	<b>112</b>	<b>70</b>	<b>374</b>	<b>185</b>	<b>188</b>
Golf Course	430	18	526	30	24	6	52	27	25
<b>Total Trips</b>			<b>43,016</b>	<b>3,392</b>	<b>936</b>	<b>2,456</b>	<b>4,505</b>	<b>2,742</b>	<b>1,763</b>
<i>Internal Trips</i>			<i>(2,110)</i>	<i>(54)</i>	<i>(27)</i>	<i>(27)</i>	<i>(70)</i>	<i>(35)</i>	<i>(35)</i>
<b>External Trips</b>			<b>40,906</b>	<b>3,338</b>	<b>909</b>	<b>2,429</b>	<b>4,435</b>	<b>2,707</b>	<b>1,728</b>
<i>Pass-By Trips</i>			<i>(941)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>(192)</i>	<i>(95)</i>	<i>(97)</i>
<b>NET NEW TRIPS</b>			<b>39,965</b>	<b>3,338</b>	<b>909</b>	<b>2,429</b>	<b>4,243</b>	<b>2,612</b>	<b>1,631</b>

As shown in Table 1, the proposed development is estimated to generate a total of approximately 39,965 daily net new trips, 3,338 net new weekday a.m. peak hour trips (909 inbound / 2,429 outbound), and 4,243 weekday p.m. peak hour net new trips (2,612 inbound / 1,631 outbound).

Due to the size of the development and the lengthy timeline for a full build-out of the site, an impending traffic study would be formatted to examine a smaller portion (i.e., “Phase 1”) of the development in depth and provide a planning-level analysis on the remainder of the transportation network that would be influenced by the entire build-out of the site. Future phases of construction for the site would need to have updates prepared to the traffic study to include additional land uses being proposed.

For purposes of this due diligence effort and to accurately scope the TIS for the project, we worked closely with Willowbrook Development, ITD, ACHD, and CHD4 to develop a likely “Phase 1” of the

project which is anticipated to include the following land uses in Ada County (development in Canyon County is not expected to begin until later phases of construction):

- 18-hole public golf course
- 30% of the residential uses in Ada County
  - 261 Single Family homes
  - 178 townhomes/patio homes

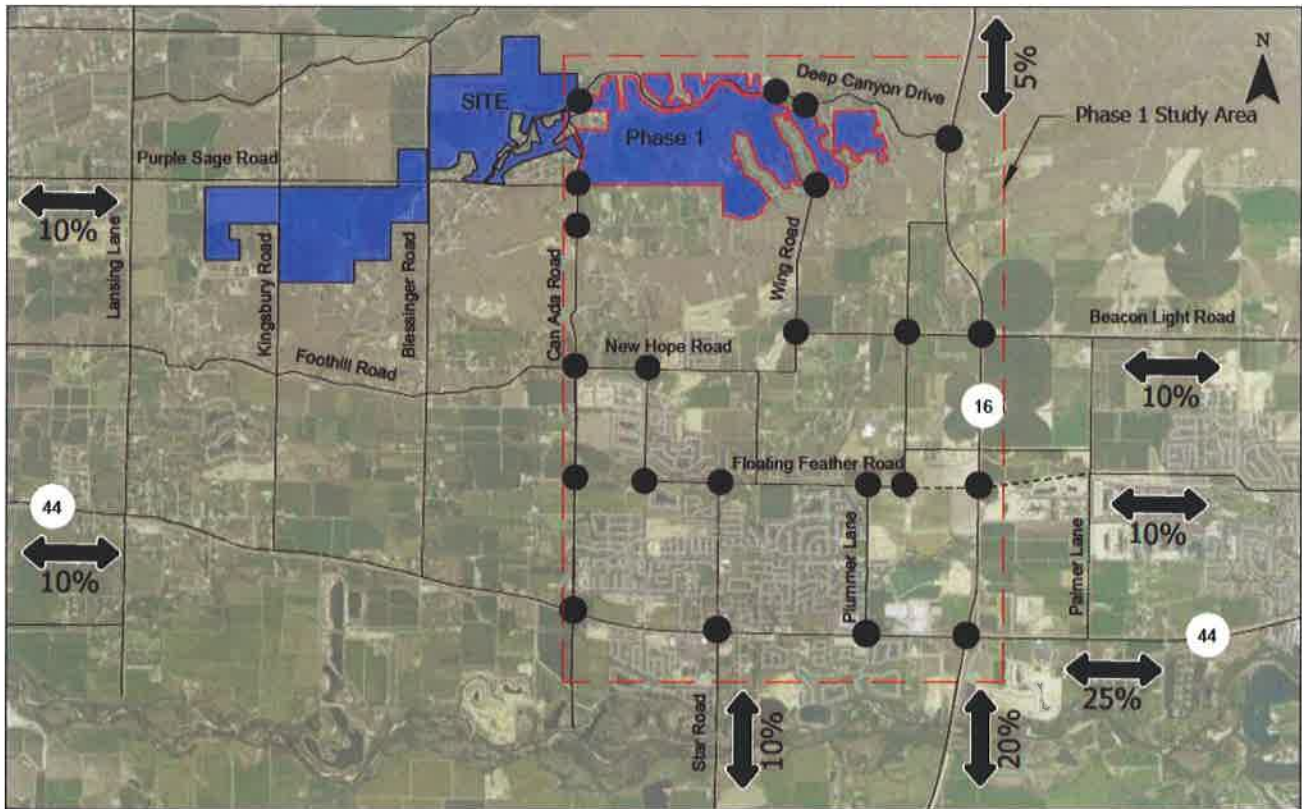
Table 2 identifies the expected trip generation for Phase 1 Willowbrook, which includes 4,345 daily net new trips (approximately 11% of the total trip generation for the entire site), 303 net new weekday AM peak hour trips (90 inbound / 213 outbound), and 406 net new PM peak hour trips (250 inbound / 156 outbound).

**Table 2 Proposed Trip Generation – Phase 1**

Land Use	ITE Code	Size <sup>1</sup>	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Phase 1</b>									
Single Family Houses	210	261	2,513	190	48	143	255	161	94
Townhomes	220	178	1,305	82	19	64	99	62	37
<b>Total Residential Trips</b>			<b>3,818</b>	<b>273</b>	<b>67</b>	<b>207</b>	<b>354</b>	<b>223</b>	<b>131</b>
Golf Course	430	18 holes	526	30	24	6	52	27	25
<b>NET NEW TRIPS</b>			<b>4,345</b>	<b>303</b>	<b>90</b>	<b>213</b>	<b>406</b>	<b>250</b>	<b>156</b>

<sup>1</sup>Note: Phase 1 includes 30% of the proposed housing units in Ada County and the 18-hole golf course.

The proposed trip distribution of site generated trips onto the roadway system was based on the area of impact model runs by COMPASS, review of the roadway system, historical counts, and knowledge of travel patterns in the area. The proposed distribution for the development is shown in Figure 4.



● - Phase 1 Study Intersections  
 ⇄  
 xx% Trip Distribution Percentage

Trip Distribution  
 Ada and Canyon County, Idaho

Figure  
 4

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## POTENTIAL OFF-SITE IMPROVEMENTS & PLANNED AREA PROJECTS

### *Willowbrook Development Off-Site Improvements*

Due to the size of the Willowbrook Golf Community, there are expected to be several off-site roadway improvements triggered by the development. The following are specific improvements that could be required by the agencies.

- Planned area connections
  - Kingsbury Road (Collector Roadway)
  - Blessinger Road (Collector Roadway, also identified in *Star Comprehensive Plan*)
  - Can Ada Road (Collector Roadway)
  - Wing Road (Collector Roadway, also identified in *Star Comprehensive Plan*)
  - Potential connection to SH 16 (Collector Roadway)
- Proportional share contributions to intersection improvements on ITD state highways:
  - SH 16/Deep Canyon Drive (turn lanes/signal)
  - SH 16 / Beacon Light Road (interchange)
  - SH 16 / Floating Feather Road (overpass)
  - SH 16 / SH 44 (interchange)
  - SH 44 / Lansing Lane (RCUT)
  - SH 44 / Blessinger Road (RCUT)
  - SH 44 / Can Ada Road (RCUT)
  - SH 44 / Star Road (1/4 CFI)
  - SH 44 / Palmer Lane (signal)
- Roadway widening
  - Beacon Light Road (Minor Arterial Roadway, identified for signalized and/or roundabout corridor in *Northwest Foothills Transportation Study*)
  - Purple Sage Road

### *Planned Area Roadway/Intersection Projects*

Planning efforts for the northern Treasure Valley have yielded various projects for future development. As growth and developments occurs in the region, transportation projects provide needed infrastructure improvements to accommodate future roadway capacity. Two major planning documents were identified in the site vicinity and include the *2014 Northwest Foothills Transportation Study* and the *2020 City of Star Comprehensive Plan*. The planned roadway connections and intersection improvements identified above overlap with the project recommendations shown above but emphasize collector and arterial roadway connections and capacity maintenance for the future.

## ANTICIPATED IMPACT FEE/PROPORTIONATE SHARE

Ada County Highway District (ACHD) Impact Fees were assessed based on the land uses for the proposed Willowbrook Golf Community development within Ada County. Table 3 shows the estimated impact fees required by ACHD for the entire build-out of the Ada County land uses.

**Table 3 ACHD Impact Fees – Full Build-Out**

Land Use	ITE Code	Per Unit	Impact Fee	Willowbrook Units in Ada County	Willowbrook Fee
Single Family House	210	Dwelling Unit	\$ 3,433.00	869	\$ 2,983,277.00
Townhome	220	Dwelling Unit	\$ 1,838.00	593	\$ 1,089,934.00
Senior Housing (Detached)	251	Dwelling Unit	\$ 1,040.00	0	\$ -
Shopping Center	820	1,000 SF	\$ 7,844.00	114.5	\$ 898,138.00
Golf Course	430	Hole	\$ 10,091.00	18	\$ 181,638.00
				<b>Total</b>	<b>\$ 5,152,987.00</b>

Based on the current site plan for the Willowbrook Golf Community, the total ACHD impact fees are \$5,152,987. This assessment assumes no senior housing in the development, thus for every detached senior housing unit in the development, the total impact fee will decrease by \$2,393.

Table 3 identifies the impact fees that would be required by ACHD for Phase 1 Willowbrook. The assessment for Phase 1 assumes no senior housing in the development, thus for every detached senior housing unit in Phase 1, the total impact fee will decrease by \$2,393.

**Table 4 ACHD Impact Fees - Phase 1**

Land Use	ITE Code	Per Unit	Impact Fee	Willowbrook Units in Ada County	Willowbrook Fee
Single Family House	210	Dwelling Unit	\$ 3,433.00	261	\$ 896,013.00
Townhome	220	Dwelling Unit	\$ 1,838.00	178	\$ 327,164.00
Senior Housing (Detached)	251	Dwelling Unit	\$ 1,040.00	0	\$ -
Golf Course	430	Hole	\$ 10,091.00	18	\$ 181,638.00
				<b>Total</b>	<b>\$ 1,404,815.00</b>

ITD has been requesting a proportionate share of the cost for planned intersection improvements along state highways based on the amount of site traffic passing through those intersections. Proportionate share for the Willowbrook Golf Community will be assessed along SH 16 and SH 44 within the study area.

**Table 5. ITD Proportionate Share Estimation**

ITD Project	Cost Estimate <sup>1</sup>	Willowbrook Site Trips <sup>2</sup>	Intersection Total Trips <sup>3</sup>	Percentage from Development	Estimated Willowbrook Proportional Share
SH 44 / Lansing Lane (RCUT)	\$ 1,783,776.98	298	2947	10%	\$ 180,375.14
SH 44 / Blessinger Road (RCUT)	\$ 1,783,776.98	510	2906	18%	\$ 313,051.02
SH 44 / Can Ada Road (RCUT)	\$ 1,783,776.98	1619	3262	50%	\$ 885,326.47
SH 44 / Star Road (1/4 CFI)	\$ 7,398,113.06	1469	5093	29%	\$ 2,133,875.53
SH 44 / SH 16 (Interchange)	\$ 40,000,000.00	1915	7310	26%	\$ 10,478,796.17
SH 44 / Palmer Lane (signal)	\$ 1,479,414.00	991	5404	18%	\$ 271,298.90
SH 16 / Beacon Light Road (widening)	\$ 1,385,000.00	1553	5491 <sup>4</sup>	28%	\$ 391,714.62
				<b>Total</b>	<b>\$ 14,654,437.85</b>

Notes: <sup>1</sup>Cost estimates from ITD and similar projects in the area. <sup>2</sup>Site volumes were based on the PM Peak hour. <sup>3</sup>Total intersection trips were based on the PM peak hour from ITD 2045 projections. <sup>4</sup>Traffic projection for SH 16 / Beacon Light Road based on previous traffic studies in the area.

As seen in Table 5, the estimated ITD proportionate share for the Willowbrook Golf Community is \$14,654,438. The majority of this (\$10,478,796) comes from the large interchange project at SH 16 / SH 44.

The proposed trip generation for the site, shown in Figure 4, was utilized to calculate percentage impacts along state highway facilities to show how much of the projected future total traffic at each study intersection is attributable to the project. Table 5 summarizes the estimated number of site trips added under full build-out, as compared to the future projected volumes at these intersections. Based on these percentage contributions, the ITD proportionate share contributions equate to approximately \$2,823 per residential unit built in the development. It is important to note that these proportionate share contributions do not have to be paid upon approval and they can be paid upon various phases/triggers of development determined in the traffic impact study.

It is important to note that the details included within this due diligence assessment related to impact fees and proportionate share only depict the requirements of ACHD and ITD. Currently, there are no development impact fees in place for CHD4, however, there is a study in process that is aiming to develop impact fees for CHD4 in the future. Further, these estimates assume the entirety of the proposed development and do not represent an up-front payment or lump sum required to be contributed with approvals. As the development moves through construction, various impact fees and proportionate share fees will be assessed based on the land uses and trips being produced by the development.



## PROPOSED SCOPE OF WORK FOR TRANSPORTATION IMPACT STUDY

Kittelsohn worked closely with COMPASS to develop an updated travel demand model for this area of Ada and Canyon Counties, which included the proposed roadway connections at Kingsbury Road, Blessinger Road, Wing Road, and Can Ada Road. Kittelsohn also led an interagency meeting on November 12<sup>th</sup>, 2020 to discuss the scope of the traffic study with ITD, ACHD and Canyon Highway District 4 (CHD4). Based on the discussions from this meeting, Kittelsohn prepared a scope of work memorandum detailing the Willowbrook Golf Community transportation impact study (TIS) scope of work. The interagency meeting was helpful in identifying critical needs within the TIS across all partner agencies, including:

- Project Description and Phasing
- Trip Generation and Distribution
- Analysis Scenarios and Study Assumptions
  - Detailed Phase 1 analysis of the Willowbrook Golf Community to include the golf course and 30% of the housing in the Ada County site plan
  - Long range analysis of corridors and intersections that may require capacity improvements beyond those already identified in ACHD/ITD/CH4 capital improvement plans under year 2040 or 2045 horizon year with and without the proposed development
- Analysis Tools and Traffic Operations Standards

The scoping memorandum is provided in Attachment “A” and will be shared with the partner agencies prior to beginning the traffic study, upon your approval. A detailed scope and fee estimate for the TIS will be prepared and delivered separate from this due diligence assessment.

The phased approach to an impending TIS will allow the development to be approved in phases at lower up-front impact fee and proportionate share costs and with spaced out mitigation needs. As the project progresses through construction, the TIS will need to be updated to include new detailed analysis for future phases of the development.

We trust this due diligence assessment covers the key issues and needs for the proposed development from a traffic engineering perspective. If there are additional questions or clarification requests, please do not hesitate to call me at (208) 472-9813 or email at [jmarkosian@kittelsohn.com](mailto:jmarkosian@kittelsohn.com).

**Attachment A – Willowbrook Golf Community TIS Scoping  
Memorandum**

## MEMORANDUM

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Date: **November 20, 2020** Project #: 25407

To: **Paige Bankhead (ACHD); Erica Bowen, PE (ITD); Chris Hopper, PE (CHD4)**

From: **Jamie Markosian, PE, Sam Mantsch, EIT, Sonia Daleiden, PE**

Project: **Willowbrook Golf Community**

Subject: **Transportation Impact Study Scope of Work and Assumptions**

---

This memorandum documents the scope of work and summarizes the assumptions for the transportation impact study (TIS) for the proposed Willowbrook Golf Community located in northern Ada and Canyon Counties, Idaho. The proposed development site is bounded loosely on the east by SH-16, north by Chaparral Road, west by Lansing Lane, and south by Foothill Road/New Hope Road. Figure 1 shows the site vicinity.

The information presented in this memorandum was developed based on conversations with the developer, a due diligence investigation, and coordination with the Idaho Transportation Department (ITD), Ada County Highway District (ACHD), and Canyon Highway District 4 (CHD4).

This memorandum addressed the following items:

- Project Description
- Analysis Scenarios and Study Assumptions
- Analysis Tools
- Background Roadway Projects

## PROJECT DESCRIPTION

The proposed Willowbrook Golf Community is situated on approximately 1,554 acres of land straddling Ada and Canyon Counties, north of Star, Idaho. The development plan consists of the following land uses:

- 4,069 single-family homes
- 593 townhomes/patio-homes
- 114,500 square-feet of commercial/retail space, and

- An 18-hole public golf course.

Access to the development is proposed via the existing Deep Canyon Drive/SH-16 intersection, new Wing Road extension, Can Ada Road, Blessinger Road, Kingsbury Road, Purple Sage Road, and a potential new connection to SH-16, north of Deep Canyon Drive. Currently, the development plan proposes the golf course, commercial/retail space and approximately 1,460 residential units (60% single family and 40% townhome/multifamily) in Ada county and approximately 3,200 single family residential units in Canyon County.

Due to the size of the proposed development and the lengthy build-out time required to construct the proposed land uses. Kittelson proposes to utilize a phased approach to conduct the TIS. Phase 1 of the Willowbrook Golf Community is anticipated to include the following land uses under a build-out year of 2030:

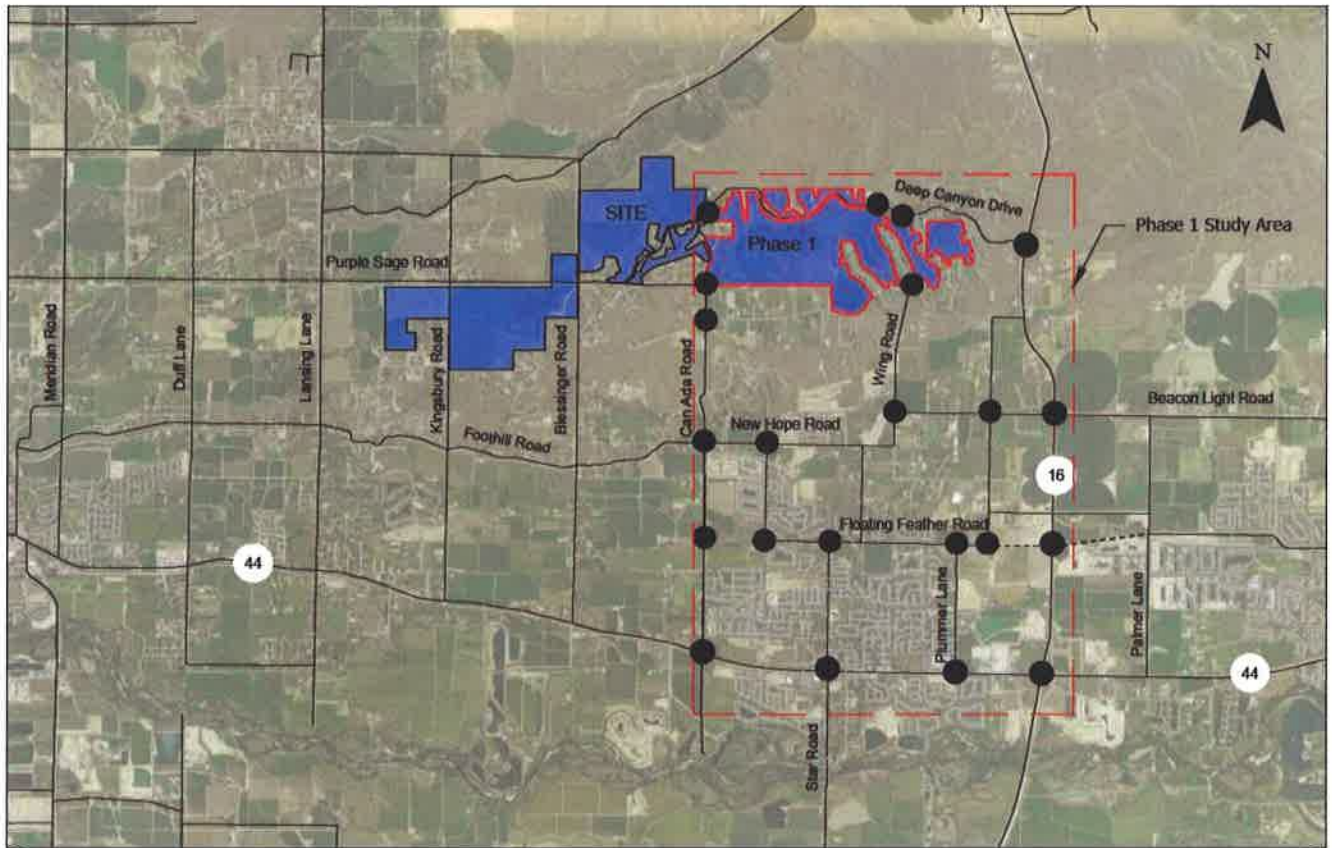
- 18-hole public golf course
- 261 single family homes, and
- 178 townhomes/patio-homes.

The proposed site plan for the development within Ada county is shown in Figure 2. The site plan for development within Canyon County is not yet available. All internal streets are proposed to be local streets, except for the following:

- Purple Sage Road, which is proposed to serve as a minor arterial street within the development, providing east-west connectivity;
- Can Ada Road, which is proposed to be improved with the project and remain serving as a residential arterial street, providing north-south connectivity;
- Blessinger Road, which is proposed to be completed and improved to serve as a proposed mid-mile collector street; and,
- Kingsbury Road, which is proposed to be completed and improved to serve as a proposed mid-mile collector street.

Accompanying a detailed analysis of Phase 1 Willowbrook, a long-range analysis for the entire build-out of the Willowbrook Golf Community will be assessed for horizon year 2045. This horizon year planning analysis will include an assessment of the overall development trip generation and any roadway impacts it may have beyond the projects outlined in current ACHD, ITD, and CH4 Capitol Improvement Plans, Long-Range Corridor Plans, and the COMPASS Long Range Transportation Plan.

Future phases of the TIS will contain various land uses and will be coordinated with the developer and partner agencies for updates to the traffic study when appropriate. It is expected that the north/south roadway connections at Wing Road and capacity improvements to CanAda Road will be constructed with Phase 1 of the project.



● - Study Intersections

Site Vicinity Map  
Ada County, Idaho

Figure  
1

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### Willow Brook Golf Community Conceptual Master Plan



Site Plan  
Ada County, Idaho | Figure 2

## ESTIMATED TRIP GENERATION AND DISTRIBUTION

The projected weekday daily, a.m. and p.m. peak hour vehicle trips for the proposed development were estimated based on the *Trip Generation Manual, 10<sup>th</sup> Edition* (Reference 1). Table 1 summarizes the estimated trip generation for full buildout the proposed Willowbrook Golf Community development and Table 2 summarizes the estimated trip generation for Phase 1 of the proposed development. The contents of Table 1 are for informational purposes and to inform the long-range assessment of the proposed development. The trip generation shown in Table 2 will be utilized in the detailed analysis of Phase 1 of the proposed development.

**Table 1 Proposed Trip Generation of Willowbrook Golf Community**

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Full Buildout</b>									
Single Family Houses	210	4,069	31,453	2,894	723	2,171	3,564	2,245	1,319
Townhomes	220	593	4,442	259	60	199	288	181	107
<b>Total Residential Trips</b>			<b>35,896</b>	<b>3,153</b>	<b>783</b>	<b>2,370</b>	<b>3,852</b>	<b>2,427</b>	<b>1,425</b>
<i>Internal Trips (1% AM/PM)</i>			<i>(1,055)</i>	<i>(27)</i>	<i>(9)</i>	<i>(18)</i>	<i>(35)</i>	<i>(27)</i>	<i>(8)</i>
<b>External Residential Trips</b>			<b>34,841</b>	<b>3,126</b>	<b>774</b>	<b>2,352</b>	<b>3,817</b>	<b>2,400</b>	<b>1,417</b>
Shopping Center	820	114,565 SF	6,594	209	130	79	601	288	312
<i>Internal Trips (16% AM/PM)</i>			<i>(1,055)</i>	<i>(27)</i>	<i>(18)</i>	<i>(9)</i>	<i>(35)</i>	<i>(8)</i>	<i>(27)</i>
<b>External Commercial Trips</b>			<b>5,539</b>	<b>182</b>	<b>112</b>	<b>70</b>	<b>566</b>	<b>280</b>	<b>285</b>
<i>Pass-By Trips (0% AM, 34% PM)</i>			<i>(941)</i>	-	-	-	<i>(192)</i>	<i>(95)</i>	<i>(97)</i>
<b>Net New Commercial Trips</b>			<b>4,598</b>	<b>182</b>	<b>112</b>	<b>70</b>	<b>374</b>	<b>185</b>	<b>188</b>
Golf Course	430	18 holes	526	30	24	6	52	27	25
<b>Total Trips</b>			<b>43,016</b>	<b>3,392</b>	<b>936</b>	<b>2,456</b>	<b>4,505</b>	<b>2,742</b>	<b>1,763</b>
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<b>External Trips</b>			<b>40,906</b>	<b>3,338</b>	<b>909</b>	<b>2,429</b>	<b>4,435</b>	<b>2,707</b>	<b>1,728</b>
<i>Pass-By Trips</i>			<i>(941)</i>	-	-	-	<i>(192)</i>	<i>(95)</i>	<i>(97)</i>
<b>NET NEW TRIPS</b>			<b>39,965</b>	<b>3,338</b>	<b>909</b>	<b>2,429</b>	<b>4,243</b>	<b>2,612</b>	<b>1,631</b>

As shown in **Error! Reference source not found.**, the proposed Willowbrook Golf Community is estimated to generate a total of 39,965 daily net new trip ends, of these, 3,338 are estimated to occur in the weekday a.m. peak hour (909 inbound / 2,429 outbound), and 4,243 are estimated to occur in the weekday p.m. peak hour (2,612 inbound / 1,631 outbound).

**Table 2 Proposed Phase 1 Willowbrook Golf Community Trip Generation**

Land Use	ITE Code	Size <sup>1</sup>	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Phase 1</b>									
Single Family Houses	210	261	2,513	190	48	143	255	161	94
Townhomes	220	178	1,305	82	19	64	99	62	37
<b>Total Residential Trips</b>			<b>3,818</b>	<b>273</b>	<b>67</b>	<b>207</b>	<b>354</b>	<b>223</b>	<b>131</b>
Golf Course	430	18 holes	526	30	24	6	52	27	25
<b>NET NEW TRIPS</b>			<b>4,345</b>	<b>303</b>	<b>90</b>	<b>213</b>	<b>406</b>	<b>250</b>	<b>156</b>

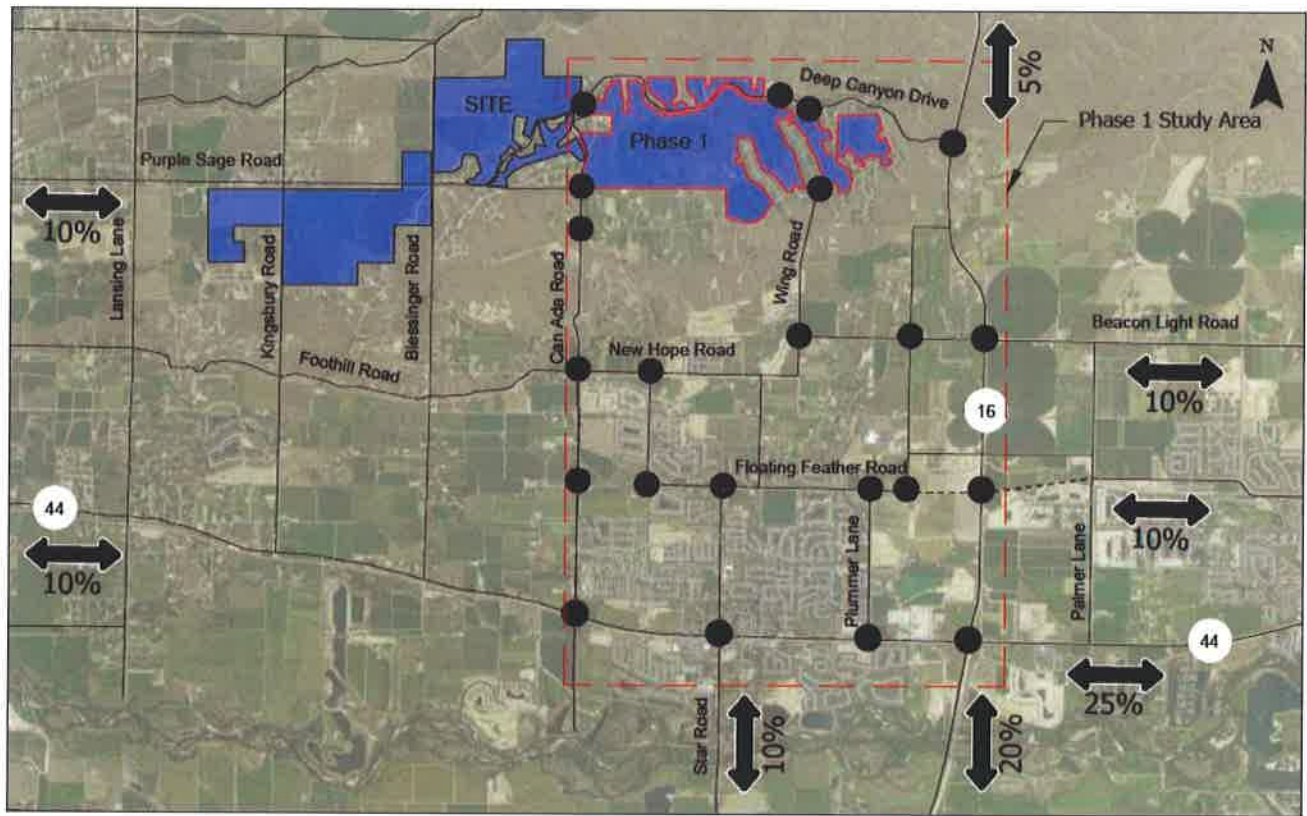
<sup>1</sup>Note: Phase 1 Includes 30% of the proposed housing units in Ada County and the 18-hole golf course.

As shown in Table 2, Phase 1 of the proposed Willowbrook Golf Community is estimated to generate a total of 4,345 daily net new trip ends, of these, 303 are estimated to occur in the weekday a.m. peak hour (90 inbound / 213 outbound), and 406 are estimated to occur in the weekday p.m. peak hour (250 inbound / 156 outbound).

### Trip Distribution

The distribution of site generated trips onto the roadway system was based on the site's connections to nearby collector and arterial streets, an area of impact model run by COMPASS, review of the roadway system, and knowledge of travel patterns the area. The proposed distribution is shown in Figure 3. Overall, the trip distribution shows approximately 30% of trips to/from the south via Star Road and SH-16, 20% of trips to/from the west via Purple Sage Road and SH-44, 45% to/from the east via Beacon Light Road, Floating Feather Road, and SH-44, and 5% of trips to/from the north via SH-16. *Attachment "A" includes the select zone analysis provided by COMPASS.*





- - Study Intersections
- ↔ xx% - Trip Distribution Percentage

Trip Distribution  
Ada and Canyon County, Idaho

Figure  
3

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## ANALYSIS SCENARIOS & STUDY ASSUMPTIONS

The proposed assumptions for the Phase 1 analysis include:

- Time Periods:
  - Weekday AM Peak Hour (7:00 – 9:00 a.m.)
  - Weekday PM Peak Hour (4:00 – 6:00 p.m.)
- Study intersections:
  - SH-16 & SH-44
  - Plummer Road & SH-44
  - Plummer Road & Floating Feather Road
  - Star Road & SH-44
  - Star Road & Floating Feather Road
  - Can Ada Road & SH-44
  - SH-16 & Floating Feather Road
  - SH-16 & Beacon Light Road
  - SH-16 & Deep Canyon Drive
  - Can Ada Road & Floating Feather Road
  - Can Ada Road & New Hope Road/Foothill Road
  - Can Ada Road & Lanktree Gulch Road
  - Can Ada Road & Purple Sage Road
  - Can Ada Road & Deep Canyon Road
  - Munger Road & Floating Feather Road
  - Munger Road & New Hope Road
  - Pollard Lane & Floating Feather Road
  - Pollard Lane & Beacon Light Road
  - Wing Road & Beacon Light Road
  - Star Ridge Way & Deep Canyon Drive
  - High Country Way & Deep Canyon Drive
- Study Roadway Segments:
  - SH-16
    - Deep Canyon Drive to Beacon Light Road (ACHD count:07/23/2019)
    - Beacon Light Road to Floating Feather Road
    - Floating Feather Road to SH-44 (ACHD count: 12/31/19)
  - SH-44
    - Can Ada Road to Star Road (ACHD count: 08/07/2018)
    - Star Road to Plummer Lane (ACHD count: 03/08/2019 east of Star Road)
    - Plummer Lane to SH-16 (ACHD count: 07/24/2019 west of SH-16)
  - Plummer Lane
    - SH-44 to Floating Feather Road (ACHD count: 08/08/2018 north of SH-44)
  - Pollard Lane
    - Floating Feather Road to Beacon Light Road (ACHD count: 07/07/2020 south of Beacon Light Road)
  - Munger Road
    - Floating Feather Road to New Hope Road (ACHD count: 05/10/2018 north of Floating Feather Road)

- Star Road
  - SH-44 to Floating Feather Road (ACHD count: 10/23/2019 south of Floating Feather Road)
- Can Ada Road
  - SH-44 to Floating Feather Road (ACHD count: 09/01/2020)
  - Floating Feather Road to New Hope Road
  - New Hope Road to Lanktree Gulch Road (ACHD count: 01/27/2011 north of New Hope Road)
  - Lanktree Gulch Road to Purple Sage Road
  - Purple Sage Road to Deep Canyon Drive
- Floating Feather Road
  - Can Ada Road to Munger Road
  - Munger Road to Star Road (ACHD count: 11/05/2019 west of Star Road)
  - Star Road to Plummer Road (ACHD count: 11/05/2029 east of Star Road)
  - Plummer Road to Pollard Lane (ACHD count: 08/16/06 east of Plummer Road)
  - Pollard Lane to SH-16 (ACHD count: 04/17/2012 west of SH-16)
- Beacon Light Road
  - Wing Road to Pollard Lane
  - Pollard Lane to Sh-16
- New Hope Road
  - Can Ada Road to Munger Road
  - Munger Road to Wing Road
- Study Years
  - Existing Traffic Conditions (Year 2020)
  - Year 2030 (Phase 1 build-out year) background traffic conditions (includes regional growth and in-process developments but no site development traffic). See next section for in-process developments.
  - Year 2030 total traffic conditions (includes background traffic volumes plus partial site-generated trips, to be determined with developer)
  - Year 2045 (full build-out year) background traffic conditions (includes 2030 total traffic conditions plus regional growth).
  - Year 2045 total traffic conditions (includes year 2040 background traffic volumes plus the remainder of the site-generated trips)
- Improvement Triggers/Phasing
  - Due to the size of this development and the lengthy build-out timeline for the entire project to be completed, an analysis of the timeline/thresholds for improvements to be triggered will be completed to address the following:
    - The traffic related deficiency
    - The mitigation necessary
    - The projected number of units/size of land use constructed prior to the deficiency, which will be estimated based on the trip generation and background traffic growth

- **Background Growth Rate and In-Process Developments**
  - To be consistent with previous studies in the area and the COMPASS models between the year 2020 and 2030, a 3% compound growth rate is proposed for this report.
  - In Process Developments:
    - **Norterra Mixed Use Development (Northwest corner of SH 44 & Highbrook Way):** Mixed-use development including single family, multi-family, assisted living and commercial uses, with build-out expected to occur by year 2030.
      - This project is conditioned to add a westbound right-turn lane and southbound left-turn lane at the intersection of Can Ada Road & SH 44.
    - **Star Albertsons Shopping Center (Northeast corner of SH 44 & Highbrook Way):** Commercial development including an Albertsons store and other associated retail uses, with build-out expected to occur by year 2023.
    - **Parkstone Subdivision in Heron River (Southwest corner of SH 44 & West of Plummer Way):** Approximately 81,980 square feet of commercial development in addition to the continued buildout of the 587-unit residential development (estimated to be approximately 50% built-out currently).
    - **Crystal Springs Apartments (Southwest corner of SH-44 & SH-16):** Consists of 196 multifamily apartment units, with build-out estimate to occur in year 2021.
    - **Anderson Property (Southeast corner of SH-44 & SH-16):** Consists of 290 age-targeted (senior) detached houses, with build-out is expected to occur in year 2023.
    - **Rosti Farms Subdivision (West of SH-16 along Realigned Floating Feather Road) –** Consists of 469 single family homes. Build-out is expected to occur in year 2027.
  - We request ACHD and ITD provide the traffic studies for any other approved in-process developments that should be included as background traffic in the TIS.

## ANALYSIS TOOLS AND OPERATING STANDARDS

The intersection operational analysis will be performed using the *Highway Capacity Manual 6<sup>th</sup> Edition* analysis procedures (Reference 2). To ensure that this analysis is based on a reasonable worst-case scenario, the peak 15-minute flow rate during the weekday a.m. and p.m. peak hours will be used in the evaluation of all intersection level of service (LOS) and vehicle-to-capacity (V/C) ratios. The intersection peak hour factor (PHF) will be utilized in all operations analyses to comply with ACHD Policy and HCM methods. The signalized and stop-controlled intersection operations analyses presented in this report will be completed using Synchro 10 software, and if needed for supplemental analysis, HCS 7 software. For a signalized intersection's overall V/C ratios, the HCM 2000 procedure will be utilized since the HCM 6<sup>th</sup> Edition procedure doesn't produce an intersection V/C ratio.

The analysis will be performed in accordance with the methodologies stated in Section 7106.6 of the *ACHD Policy Manual* and Section 3120 of the *Highway Standards & Development Procedures for the Association of Canyon County Highway Districts* (Reference 3 and 4) and include consideration of separate left-and right-turn lanes as well as queuing impacts. Intersection and segment level of service will be reported per *ACHD Policy Manual* and *Highway Standards & Development Procedures for the Association of Canyon County Highway Districts* thresholds.

ACHD requires that signalized intersections operate at a minimum of LOS E for Principal Arterials and Minor Arterials and LOS D for Collectors. All unsignalized intersections that have a projected level of service D or worse shall be evaluated to determine if a signal or roundabout is warranted. The acceptable volume-to-capacity ratio for signalized intersections is 0.90 for the overall intersection and 1.0 for each lane group. The acceptable volume-to-capacity ratio is 1.0 for the critical lane group at unsignalized intersections.

CHD4 requires that all rural roadways and intersections operate at LOS C and all suburban roadways and intersections operate at LOS D.

Although not policy, ITD's desirable thresholds are LOS D and v/c ratio of 0.90 or better for all intersections and a v/c ratio of 0.90 or better for all intersection land groups.

## NEXT STEPS

We request that ITD, ACHD and CHD4 review this scoping memorandum and provide a response on the assumptions so that we can move forward with this study. Please contact Jamie Markosian (208-472-9813 or [jmarkosian@kittelson.com](mailto:jmarkosian@kittelson.com)) or Sam Mantsch (208-472-9823 or [smantsch@kittelson.com](mailto:smantsch@kittelson.com)) if you have any questions or comments on the information provided in this memorandum.

## REFERENCES

1. Institute of Transportation Engineers. *Trip Generation Manual, 10<sup>th</sup> Edition*. September 2017.
2. Transportation Research Board. *Highway Capacity Manual 6<sup>th</sup> Edition*. Washington D.C. 2015.
3. Ada County Highway District. *Policy Manual*. 2010.
4. Canyon County Highway Districts. *Highway Standards & Development Procedures*. 2017.