

May 4, 2023

Mayor and City Council
City of Star
10769 W. State Street
Star, Idaho

RE: Willowbrook Development AZ -21-12

Dear: Mayor Chadwick and City Council:

The Star Transportation and Pathway Committee met May 3, 2023 to review the Willowbrook Development AZ -21-12 Annexation and Rezone request. The committee voted unanimously to recommend the following conditions be included in the Development agreement for the development:

1. The Developer shall construct a 10' wide detached public asphalt pathway generally running in a north south direction connecting the future City Park at the north end of Wing Road to the BLM property northerly of the proposed development in accordance with the Pathways Masterplan approved by the City. The developer shall dedicate an easement to the City for the Pathway. Maintenance of the pathway shall be by the development until such time as the City agrees to assume maintenance. The pathway alignment shall be shown on the approved Preliminary plat and construction shall be done on a schedule as dictated by the Council when reviewing the phasing plan for the development.
2. The Developer shall construct a 10' wide detached public asphalt pathway generally running in an east west direction from the proposed roundabout at intersection of Purple Sage Road and Can Ada Road to the proposed roundabout on the north edge of the proposed development at the end of the extension of Purple Sage Road connection to Deep Canyon Road in accordance with the Pathways Masterplan approved by the City. The developer shall dedicate an easement to the City for the Pathway. Maintenance of the pathway shall be by the development until such time as the City agrees to assume maintenance. The pathway alignment shall be shown on the approved Preliminary plat and construction shall be done on a schedule as dictated by the Council when reviewing the phasing plan for the development.
3. The Developer shall construct a parking lot connecting to Deep Canyon Road in the proposed Native Common Space north of Deep Canyon Road. The parking lot shall have the capacity for at least five truck and connected horse trailers and 10 vehicles. The horse trailer stall shall be designed for drive thru parking. An easement for the parking lot shall be dedicated to the City to allow for public use. The parking lot shall be shown on the approved Preliminary plat and construction shall be done on a schedule as dictated by the Council when reviewing the phasing plan for the development.

4. Should the development include construction of any schools, the developer shall include a 8 'wide asphalt public pathway connection to the required pathway system.
5. The recommended conditions of approval identified in the ITD review letter dated April 20, 2023, The CDH4 review letter dated March 27,2023 and the ACHD review letter dated May 3, 2023 be included as conditions of approval in the Development Agreement.

Respectively,



John Tensen, Chair
Star Transportation and Pathway Committee

cc Shawn Nickel, Planning and Zoning Director