

Willowbrook Golf Community

City of Star
May 9, 2023

Development Team



- Richard Phillips & Nate Mitchell, Willowbrook, Inc. – **Developer**
- John Roters, South Beck & Baird – **Landscape Architect**
- Jamie Markosian, Kittleson & Associates – **Traffic Engineer**
- Chad Kinkela, CK Engineers – **Civil Engineer**
- Phil Smith & Tom Weiskopf – **Golf Course Architects**
- Deborah Nelson, Givens Pursley LLP – **Land Use Counsel**
- Cody McCammon, Idaho Survey Group – **Land Surveyor**

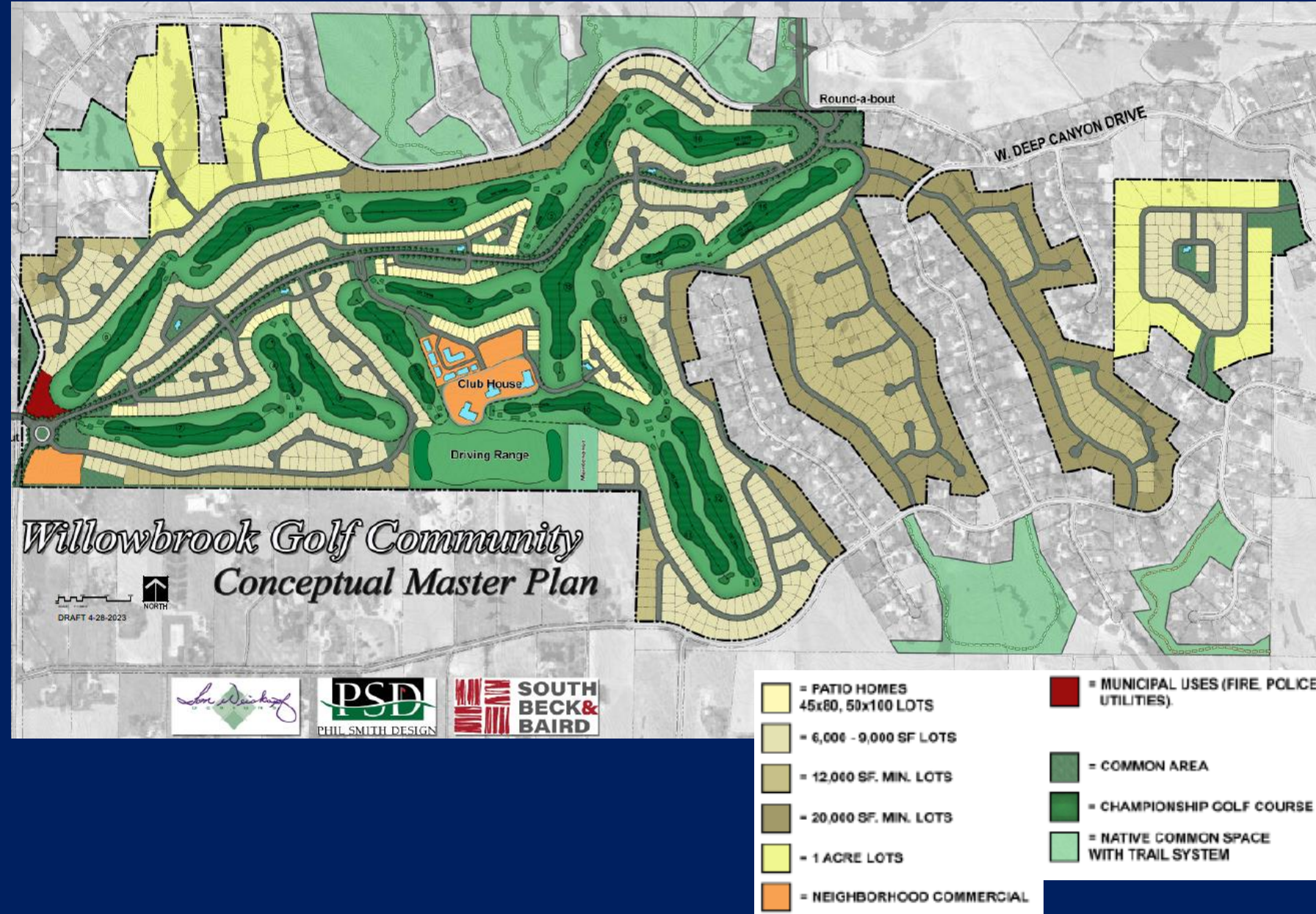
Application Overview

- Annexation of 726 acres
- R-2 Zoning
- Development Agreement
 - Golf course and public infrastructure uses
 - Conceptual Master Plan
 - Conditions of approval

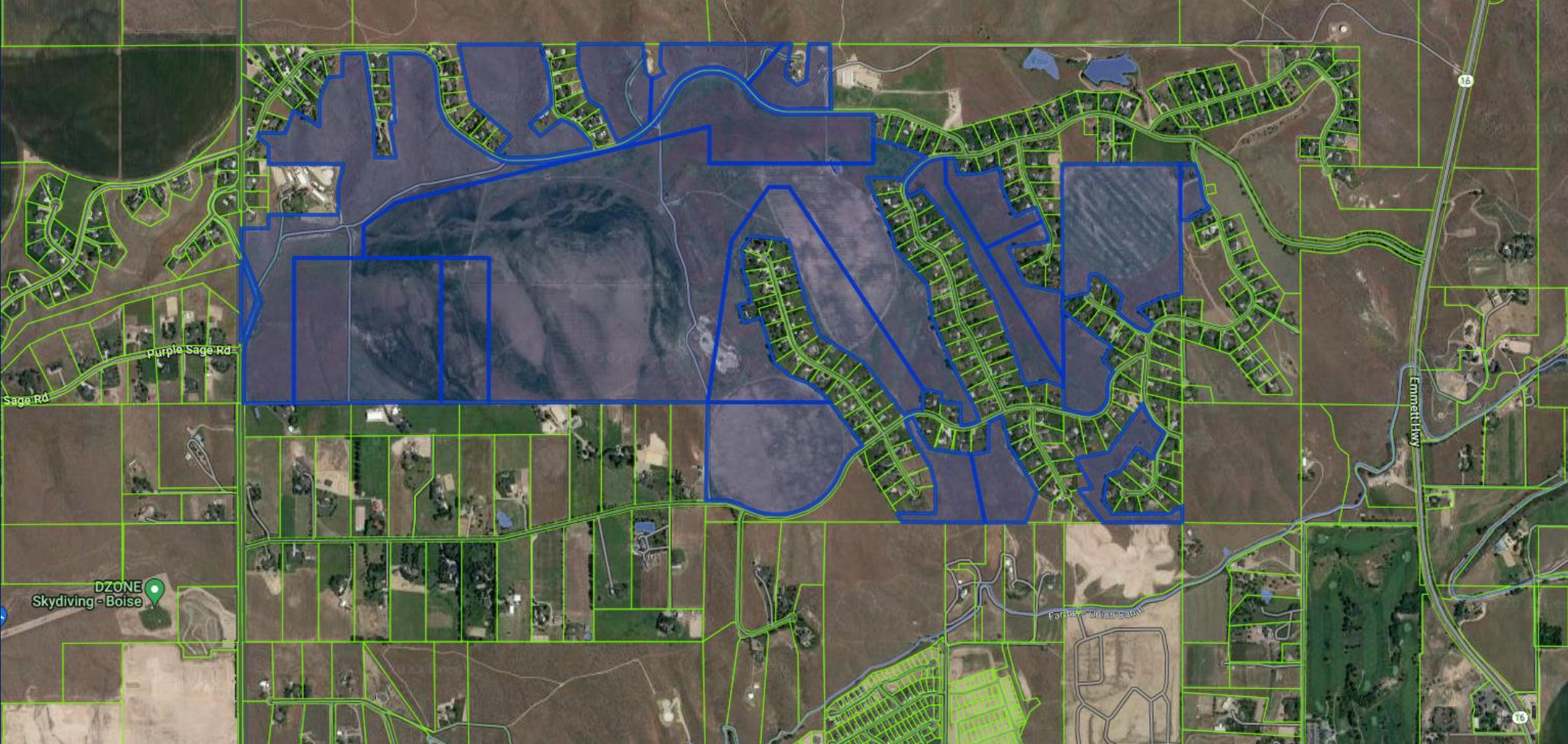


Conceptual Master Plan

- 18-hole championship golf course
- 1,094 single-family detached homes
- Approx. 110,000 SF neighborhood commercial



Property and Vicinity



Evolution of Master Plan

- Removed Canyon County land, reducing size from 1555 to 726 acres
- Zoning from R3 to R2
- Total homes reduced from 1,618 (east of county line) to 1,094
- Townhomes eliminated; only single-family detached homes

Future Approvals Required for Future Phases

- Planned Unit Development
 - Commercial uses outside of golf course
 - Dimensional standards
- Preliminary Plat
 - 1,094 single-family detached home sites

World-Class Golf Course Amenity

- Championship level 18-hole course
- Clubhouse with restaurant, bar, pro shop
- Practice fairway 350 yards long
- Winter practice facilities
- Irrigated with recycled water, other efficiencies
- Significant economic benefits for prestige destination











Open Space, Pathways and Amenities

- 99 acres of natural open space with community trails, in addition to golf course
- Community clubhouses and pocket park amenity locations to follow with preliminary plat
- Will meet City of Star's requirement of 15 site amenities for the size of development



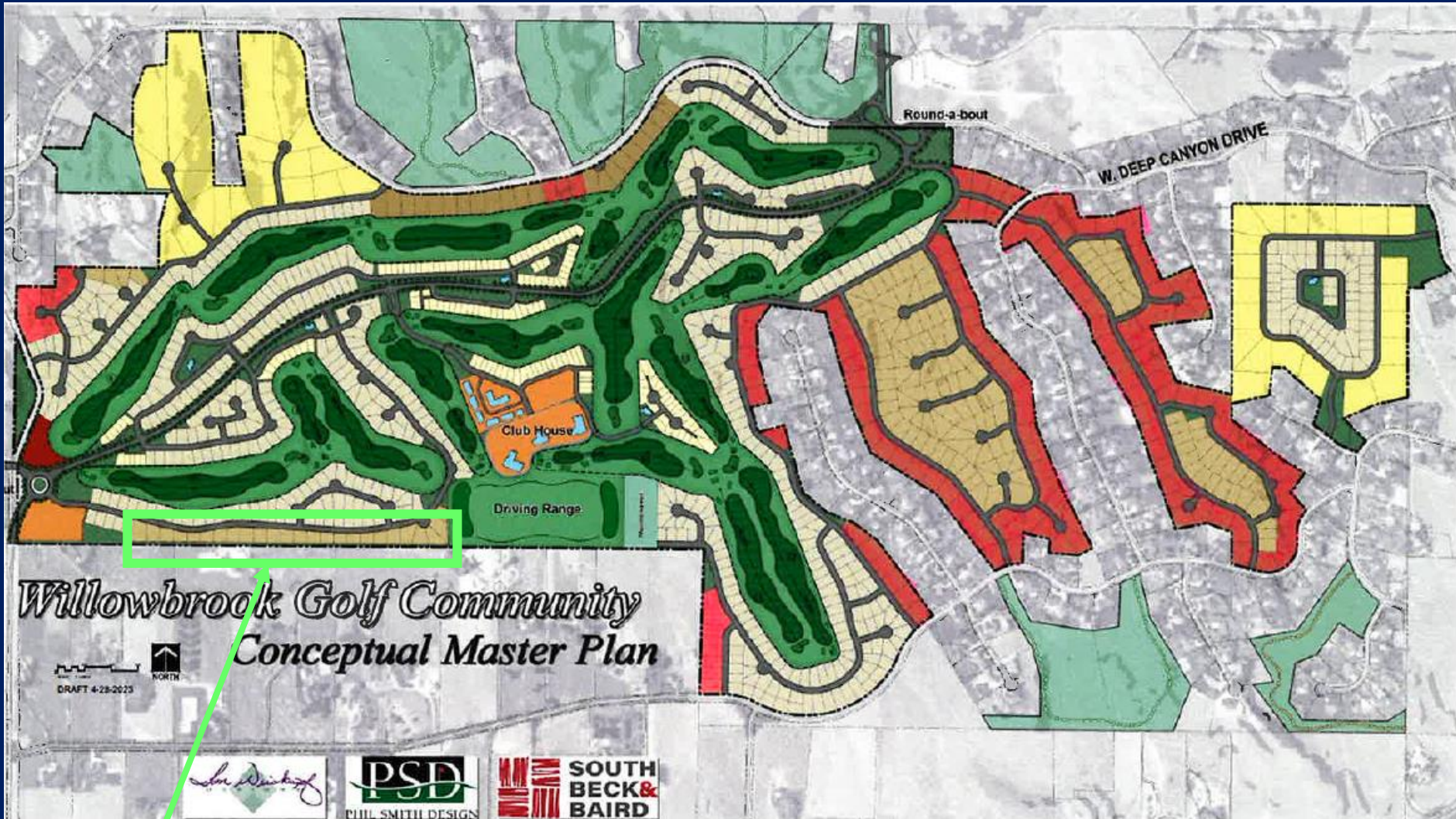
- Pedestrian and bicycle pathways to BLM hiking trails through development
- Trailhead parking lot

Transitional Lots

8-3B-3: RESIDENTIAL DISTRICTS:

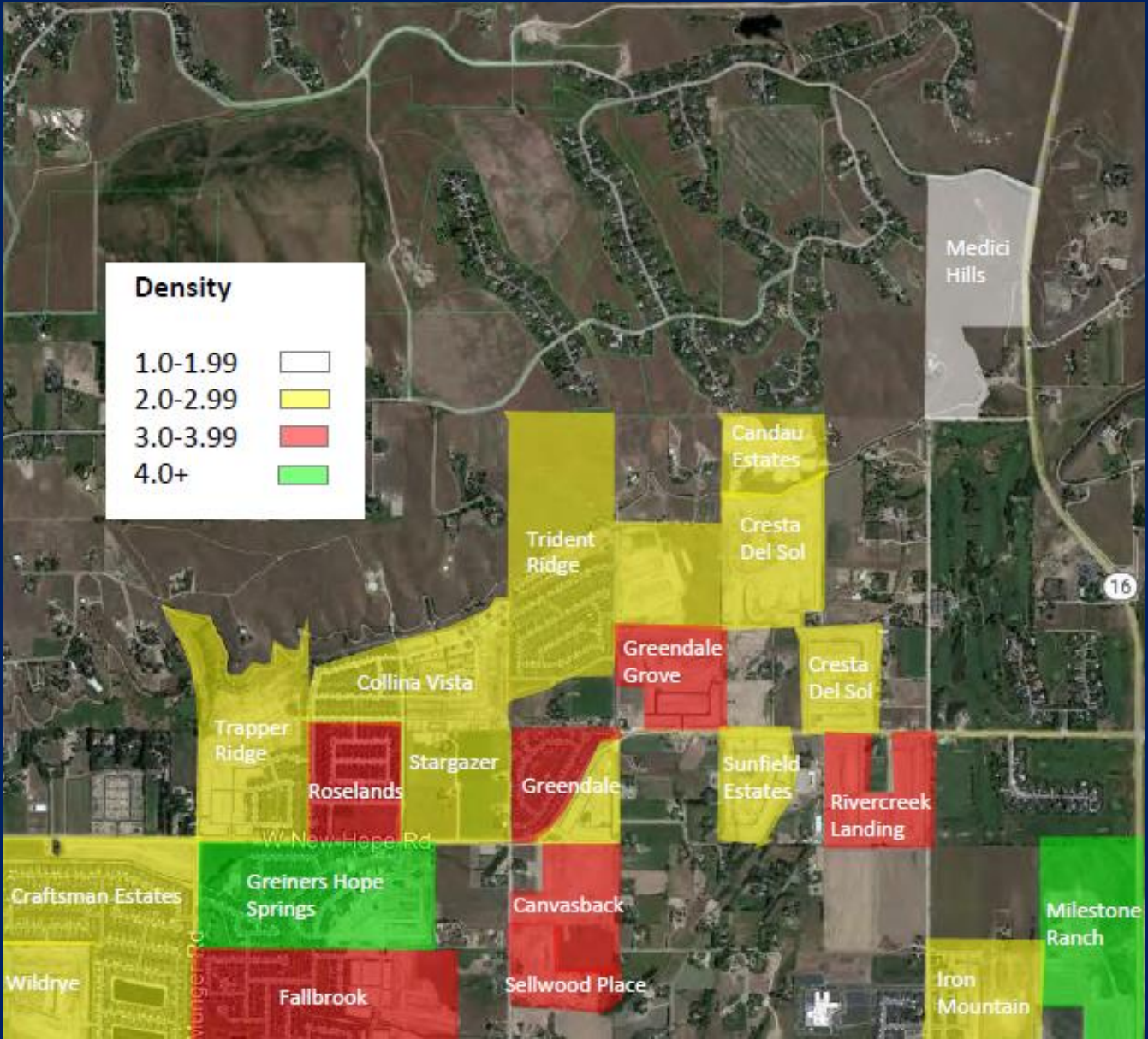
- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. When development is planned with lots that directly abut existing lots within a Rural Residential area, or “Special Transition Overlay Area” as shown on the Comprehensive Plan Land Use map, an appropriate transition shall be provided for the two abutting residential lot types. A transition shall take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting rural residential lots, or may include the provision of a buffer strip avoiding urban lots directly abutting rural residential lots, or may include setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

Transitional Lots



Landscape Buffer Strip

Adjacent Densities within City of Star



Aligns with Comprehensive Plan

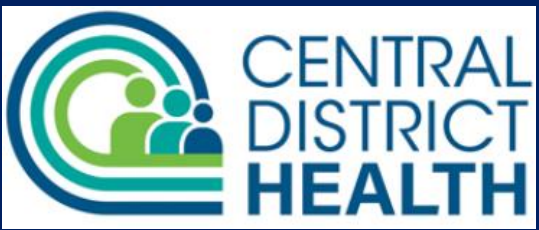
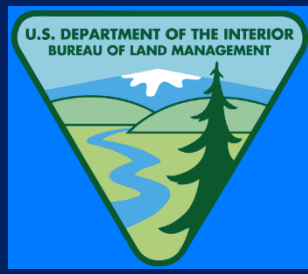
- FLUM Estate Residential (1-3 units/acre)
- Goal 7.3 Enhance and develop Star's economy.
- Objective 7.4(B) environmentally Diversify and strengthen local economy with sound and economically viable development.
- Objective 7.4(C) Provide a climate where businesses can flourish by enhancing the city's natural resources, arts and culture, lively urban core, and vital neighborhoods.

Aligns with Comprehensive Plan (cont.)

- Objective 7.4(H) Provide walkable mix of uses.
- Policy 7.5(A) Provide appropriate commercial close to housing and consumers for neighborhood commercial uses.
- Policy 5.5(D) Provide housing variety.
- Goal 11.5(C) Promote groundwater conservation by using treated wastewater for irrigation.

Public Agency Work Sessions

January 25, 2022 • February 8, 2022 • February 22, 2022



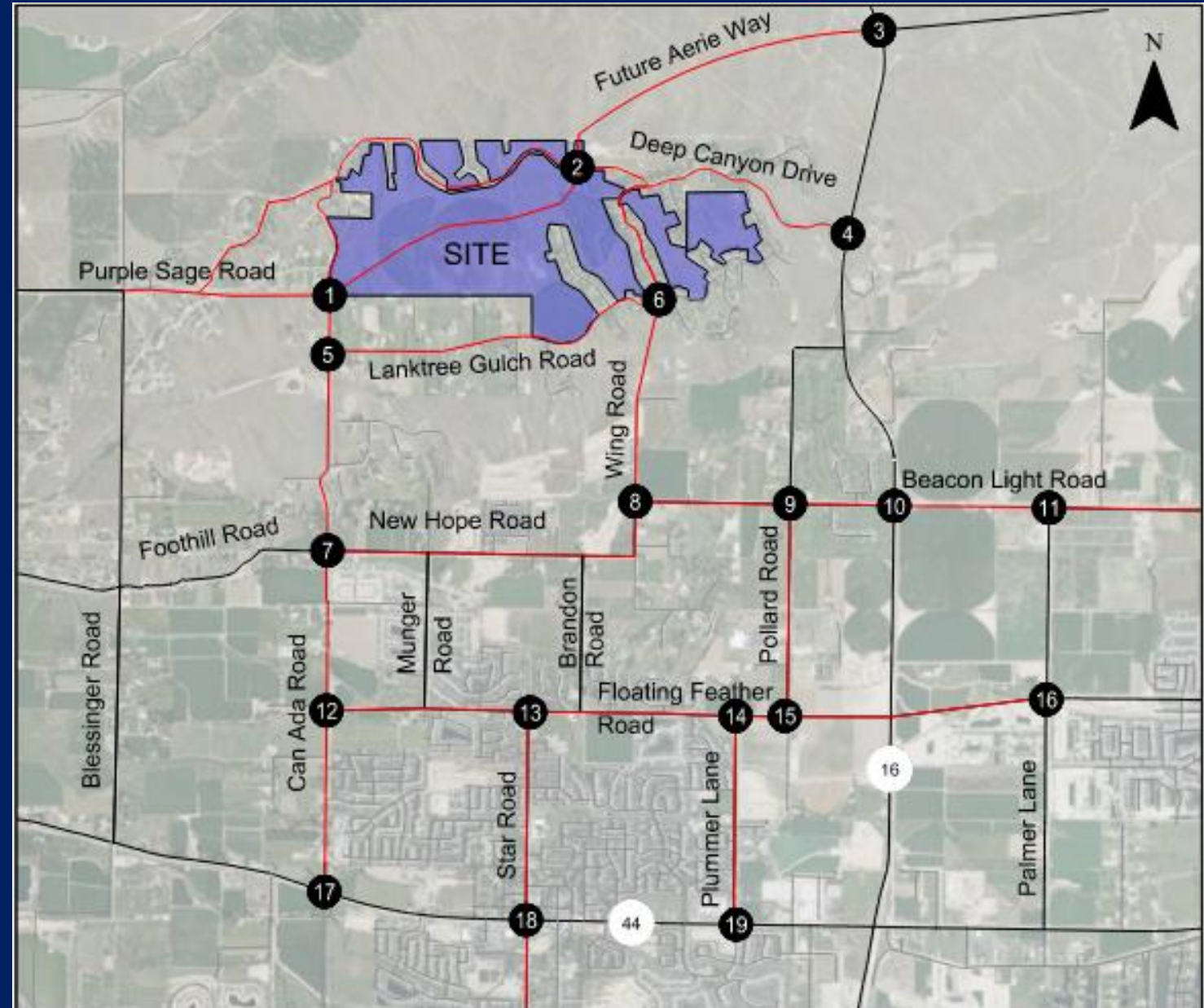
Neighborhood Meetings

- June 2, 2021, 6PM
- June 3, 2021, 6PM
- September 29, 2022, 6PM



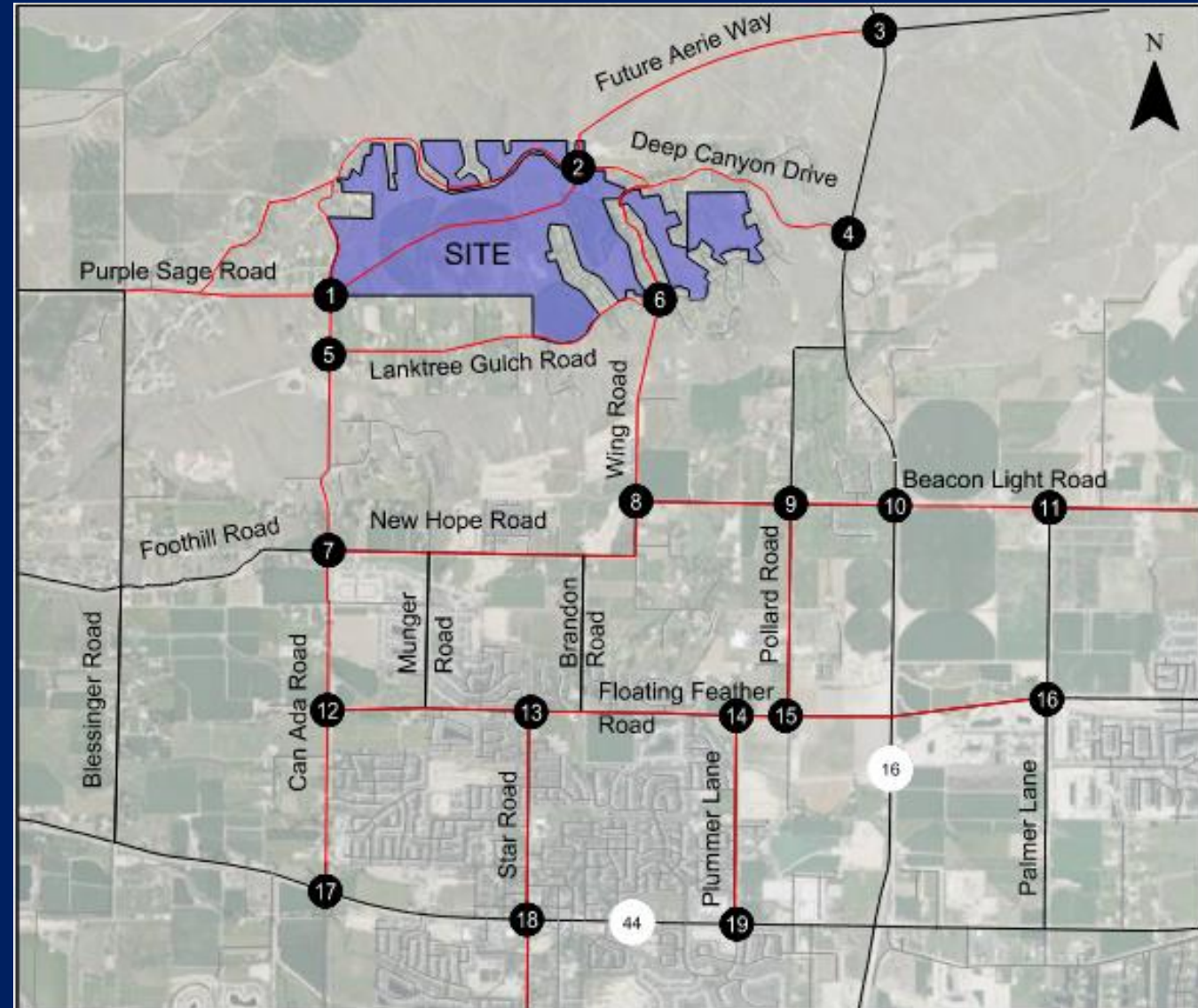
Traffic Study – Original Scope

- Phase 1 (2030 build out)
 - 18-Hole Golf Course (with clubhouse uses)
 - 330 residential units
- Entire Project (2045 build)
 - 18-Hole Golf Course (with clubhouse uses)
 - Non-golf course commercial
 - 1,094 residential units



Traffic Study – Limited Phase 1 Scope

- Phase 1
 - 18-Hole golf course (with clubhouse uses) only
 - Build out ~ 2026
 - 526 trips (30 AM peak, 52 PM peak) – under threshold that requires traffic study
- Future phases
 - All residential and commercial except for golf course uses



Traffic Study Context



Drone photography courtesy of Dennis Meredith, ACHD

2020-2040
CAPITAL IMPROVEMENTS PLAN
Adopted August 19, 2020
Amended July 27, 2022



- Many people are moving to the City of Star and Treasure Valley.
- Transportation agencies have planned improvements to address many existing and background conditions.

CANYON HIGHWAY DISTRICT NO. 4

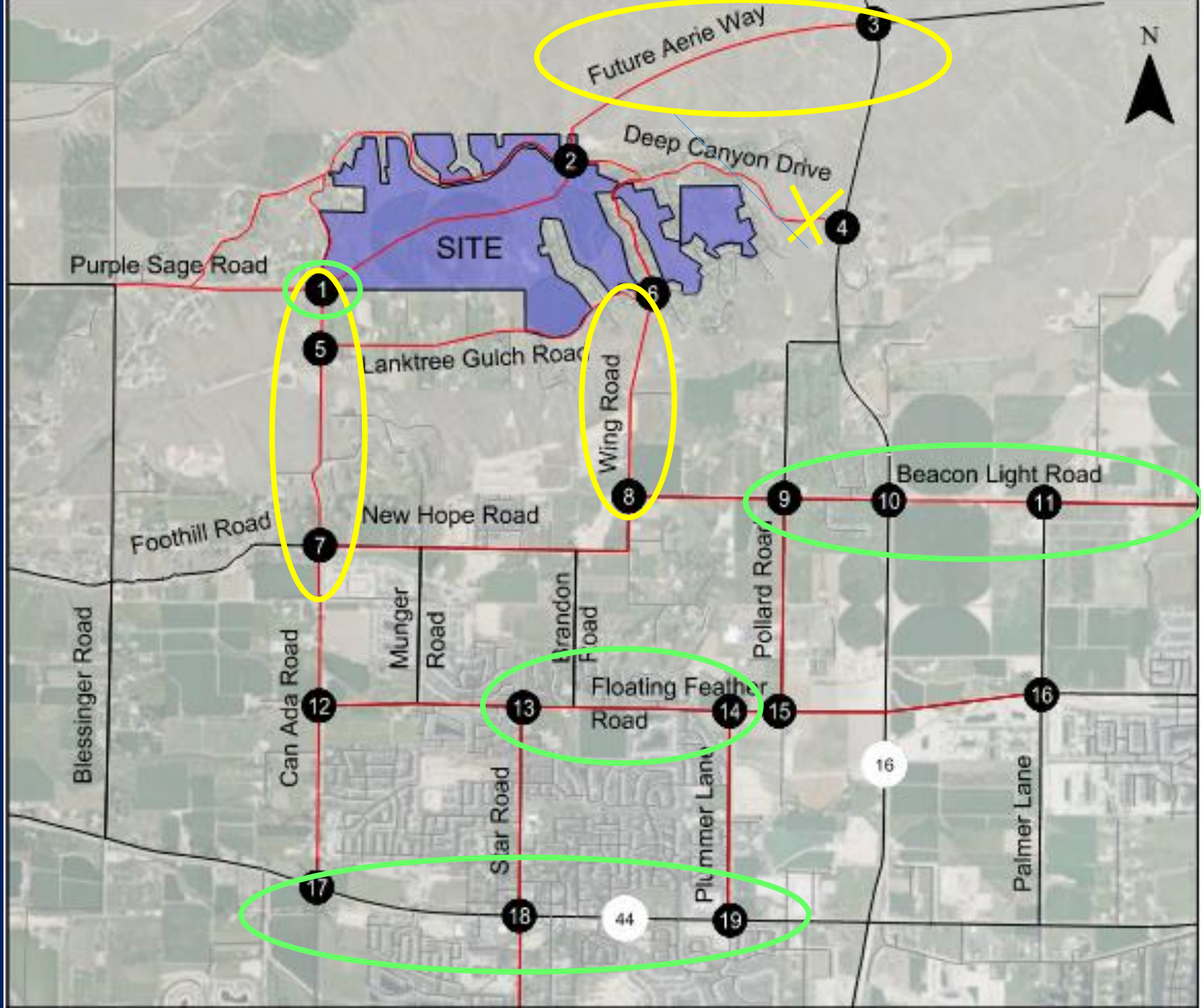
Mid-Star Service Area Capital Improvements Plan

Prepared by Kittelson & Associates, Inc.
May 7, 2021

Traffic Study Comments

- Updated traffic study required at each phase of development
- ACHD: Keep local roads under planning thresholds (2000 ADT)
- ITD: Coordinate with Spring Valley for access improvements at Aerie Way and SH16
- CDH4: Improvements to CanAda road and proportional funding of intersection improvements





Sewer

- SSWD will serve project.
- Willowbrook will construct and dedicate new lift station and pressure sewer line.
- Willowbrook will extend sewer system through project and stub to adjacent properties.
- Recycled water (Class A) will irrigate golf course and home landscaping—significant upgrade to sewer capabilities and significant cost savings for SSWD ratepayers.



Water

- SSWD will serve project, Willowbrook will convey 5 cfs water rights to SSWD.
- SSWD's existing rights sufficient to serve Project.
- Willowbrook will construct/dedicate: 12" main, booster station, 500,000 gal tank, 2 new wells.
- Willowbrook will extend water system through project and stub to adjacent properties.
- No additional water will be pumped from the aquifer than currently used for irrigation.
- Recycled water / sustainability features to significantly reduce demand.



Public Improvements



- Significant road improvements to serve community
- Fiber extended to area and stubbed to neighbors
- Sewer/water improvements, upsized and stubbed
- Water conservation benefits for recycled water use
- Public dedication of sites for:
 - Fire Department (co-location with police, EMS)
 - Star Sewer & Water lift station, storage tank
 - Elementary school site if needed by the district
- Project will pay over \$10M in impact and mitigation fees

Developer Impact Fees

Per residential lot:

1. City Park Impact Fees	\$2,050.00
2. Star Fire District Impact Fees	\$809.00
3. ACHD Impact Fees	\$3,493.00 (adjusted yearly)
4. ITD Proportionate Shares	\$1,000.00
5. Police Mitigation Fees	\$1,120.00
6. Fire Mitigation Fees	\$1,200.00

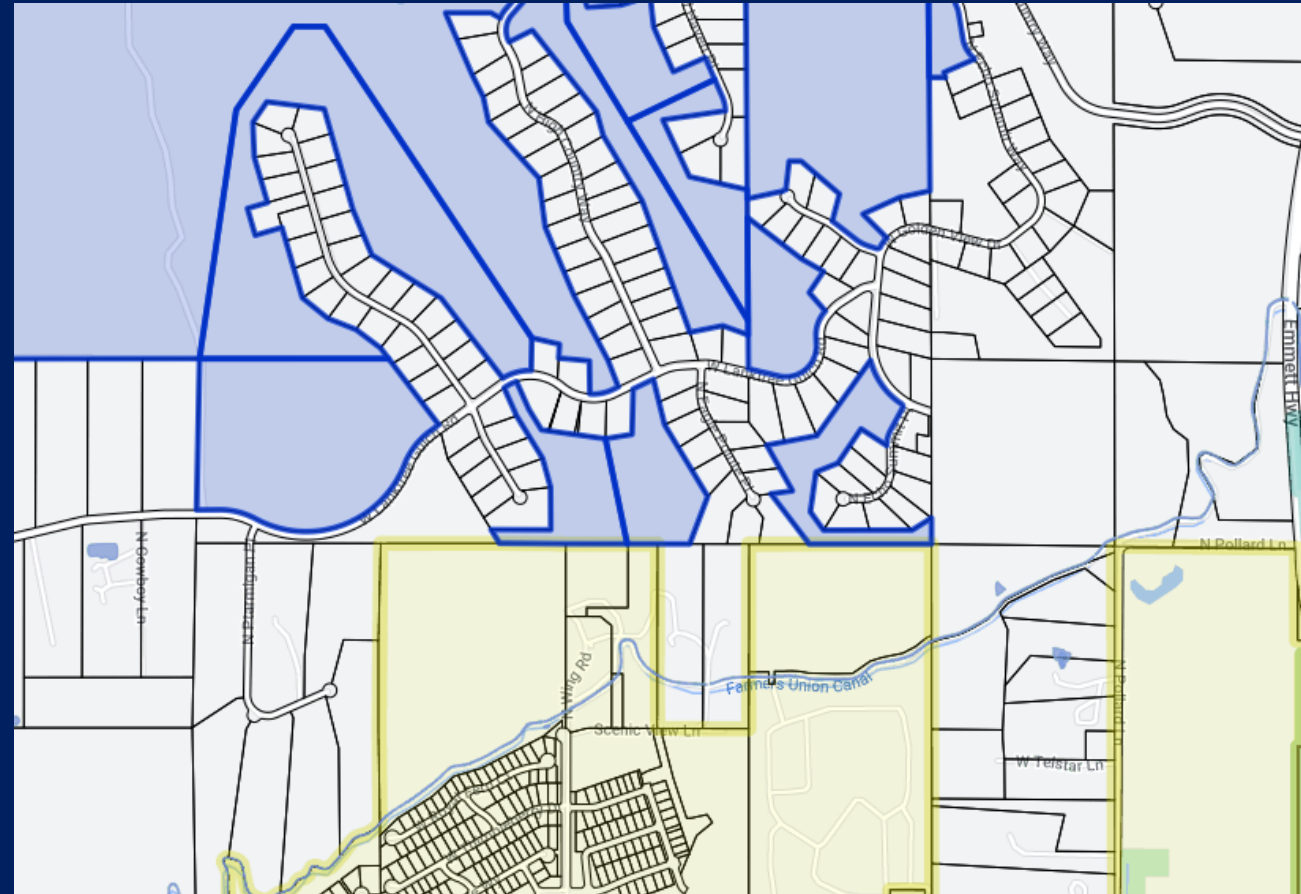
\$9,672 x 1,094 residential lots = \$10,581,168

+ \$41,800 in commercial impact fees for Star Fire

TOTAL = \$10,622,968

Annexation Approval Criteria

1. Aligned with Comprehensive Plan.
2. Meets District Regulations.
3. Not materially detrimental to public health, safety and welfare.
4. No adverse impact on public services within the city.
5. In the best interest of city.



DA in Lieu of CUP – Criteria (golf course and public infrastructure)

1. Site is large enough to accommodate proposed uses.
2. Meets the intent of Star comp plan, complies with code.
3. Compatible with other uses in general neighborhood.
4. Will not adversely affect other property in vicinity.



DA in Lieu of CUP – Criteria (golf course and public infrastructure)

5. Served adequately by essential public facilities and services.
6. Will not create excessive additional costs and not detrimental to economy.
7. Will not involve noxious activities.
8. Will not result in loss or damage to City feature.



Staff Report Condition Revision

Condition 2:

This approval is specifically for the golf course and associated amenities, including the clubhouse with restaurant and bar, and for the public Infrastructure facility. Any further commercial uses, including but not limited to any other restaurant and bar, fire station, and retail/commercial shall require approval through a Planned Unit Development.

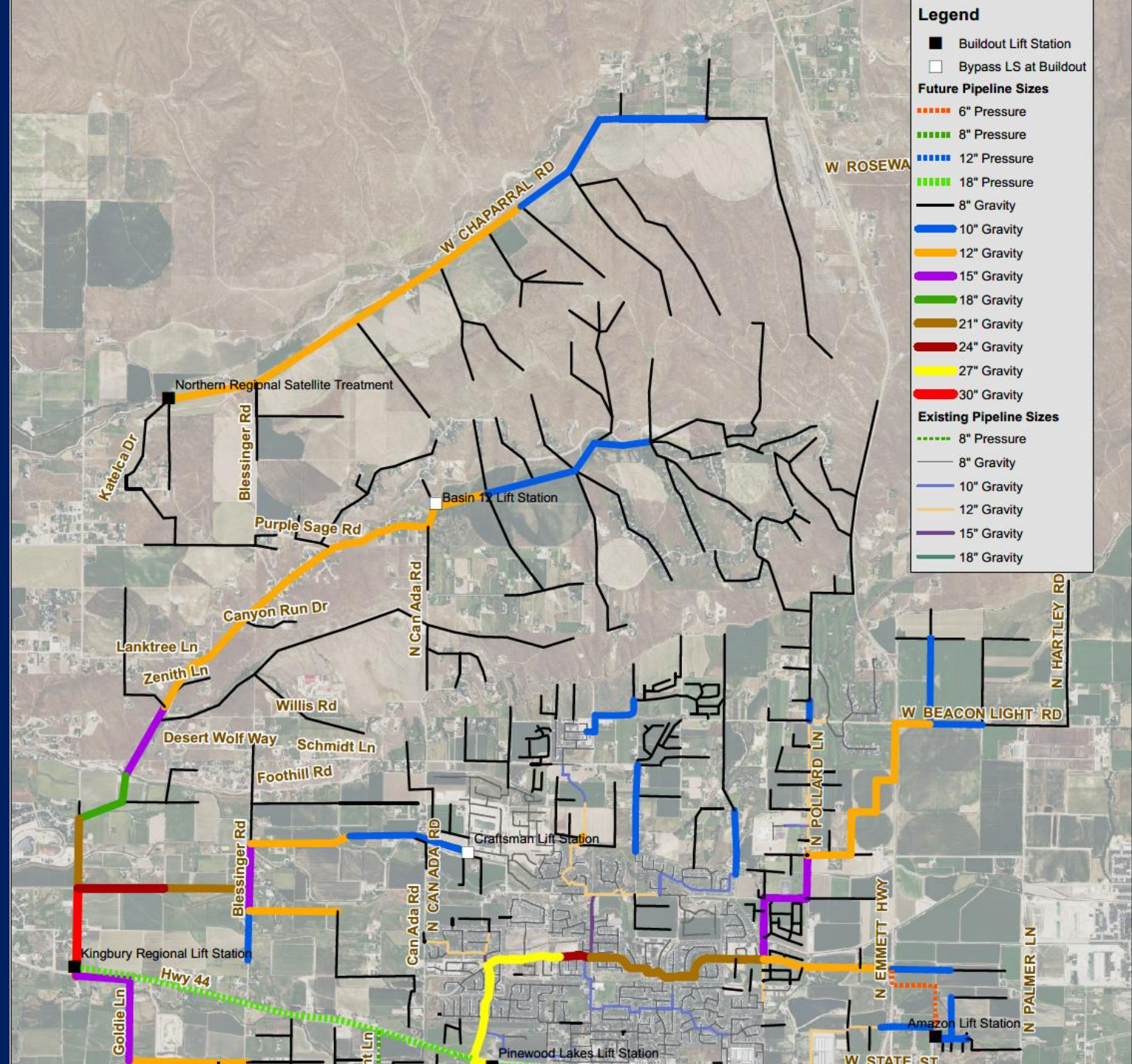
Suggested Additional Conditions for DA

1. Residential density capped at 1.5 units/acre.
2. Project shall provide a site for Star Fire station (with possible co-location for police and EMS) in preliminary plat.
3. Project shall provide an elementary school site in preliminary plat if needed by West Ada School District.
4. Project shall provide all improvements required by Star Sewer and Water District and will stub sewer and water to adjacent subdivisions.
5. Project shall provide transition to adjacent residential with a landscaped buffer strip or half-acre lots as shown on the Transitional Lots slide presented by Applicant (to be an exhibit to the DA).

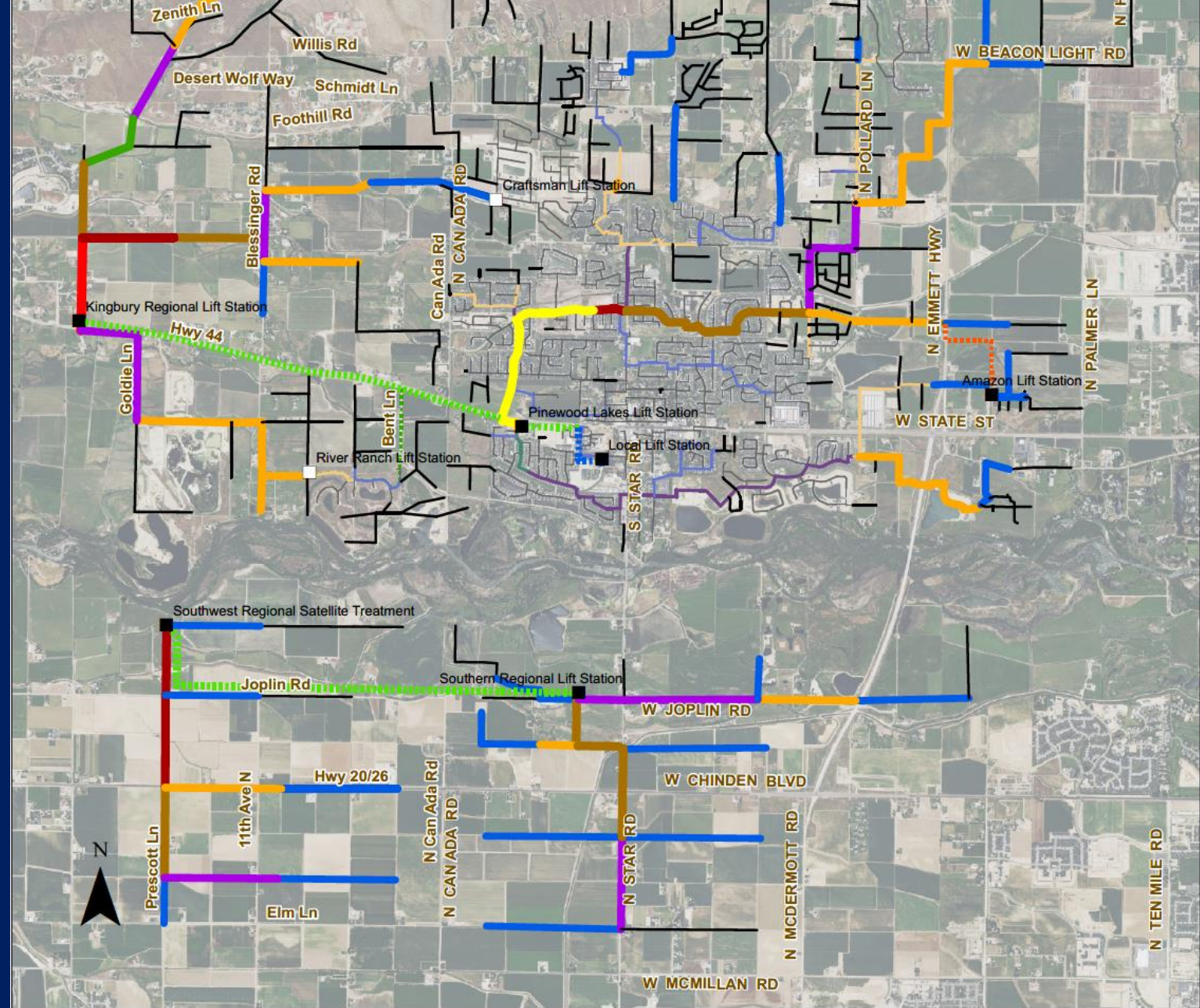
Conclusion

*Supplemental
Materials*

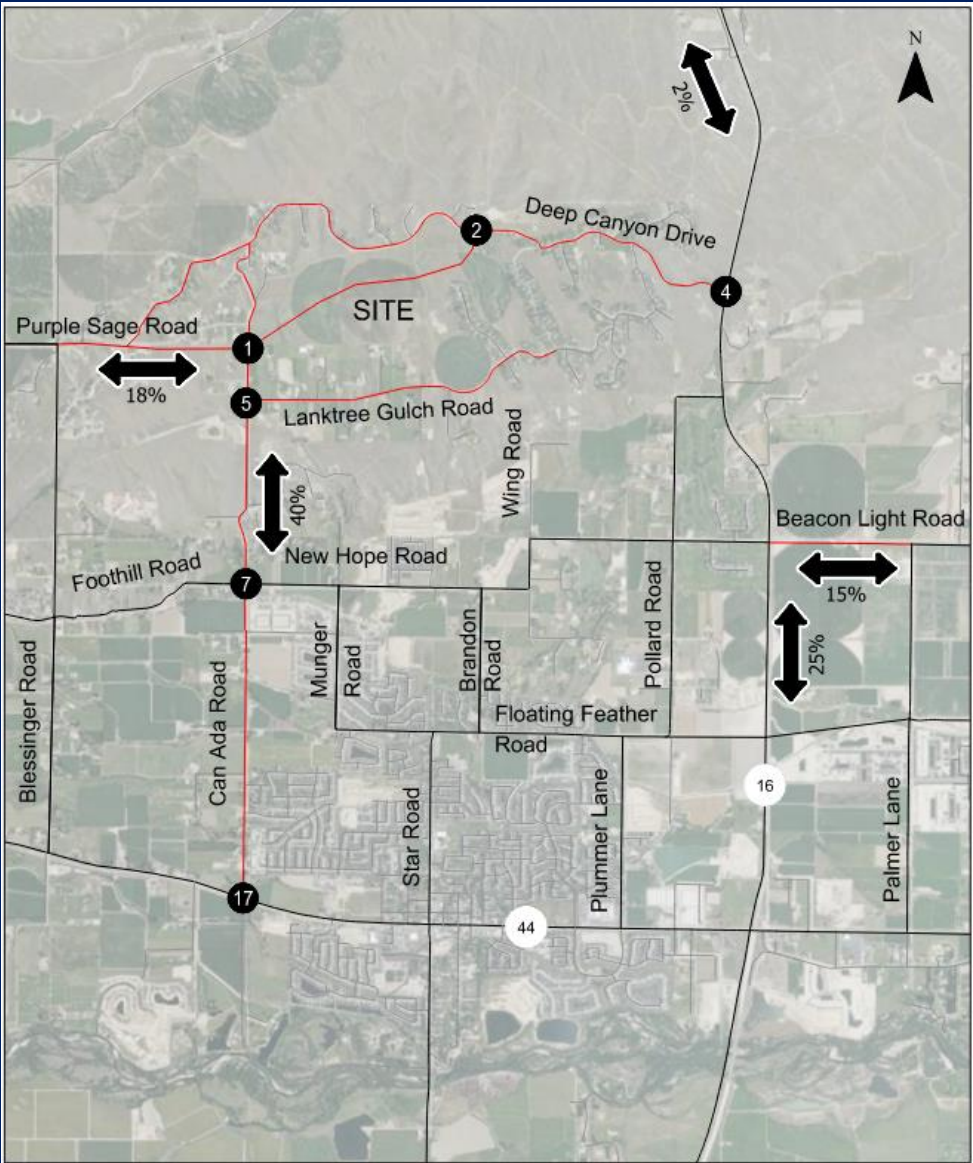
SSWD Master Plan (North)



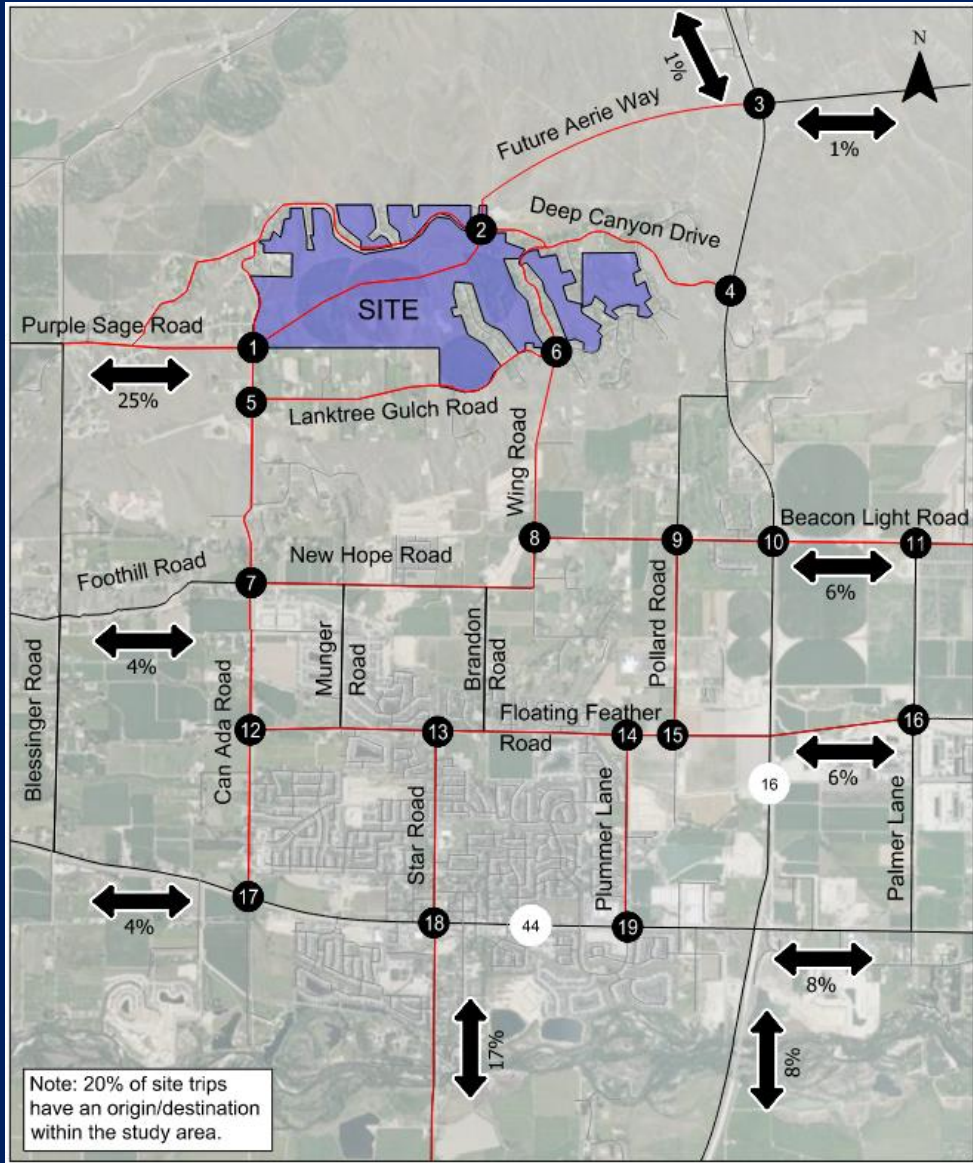
SSWD Master Plan (South)



Trip Distribution



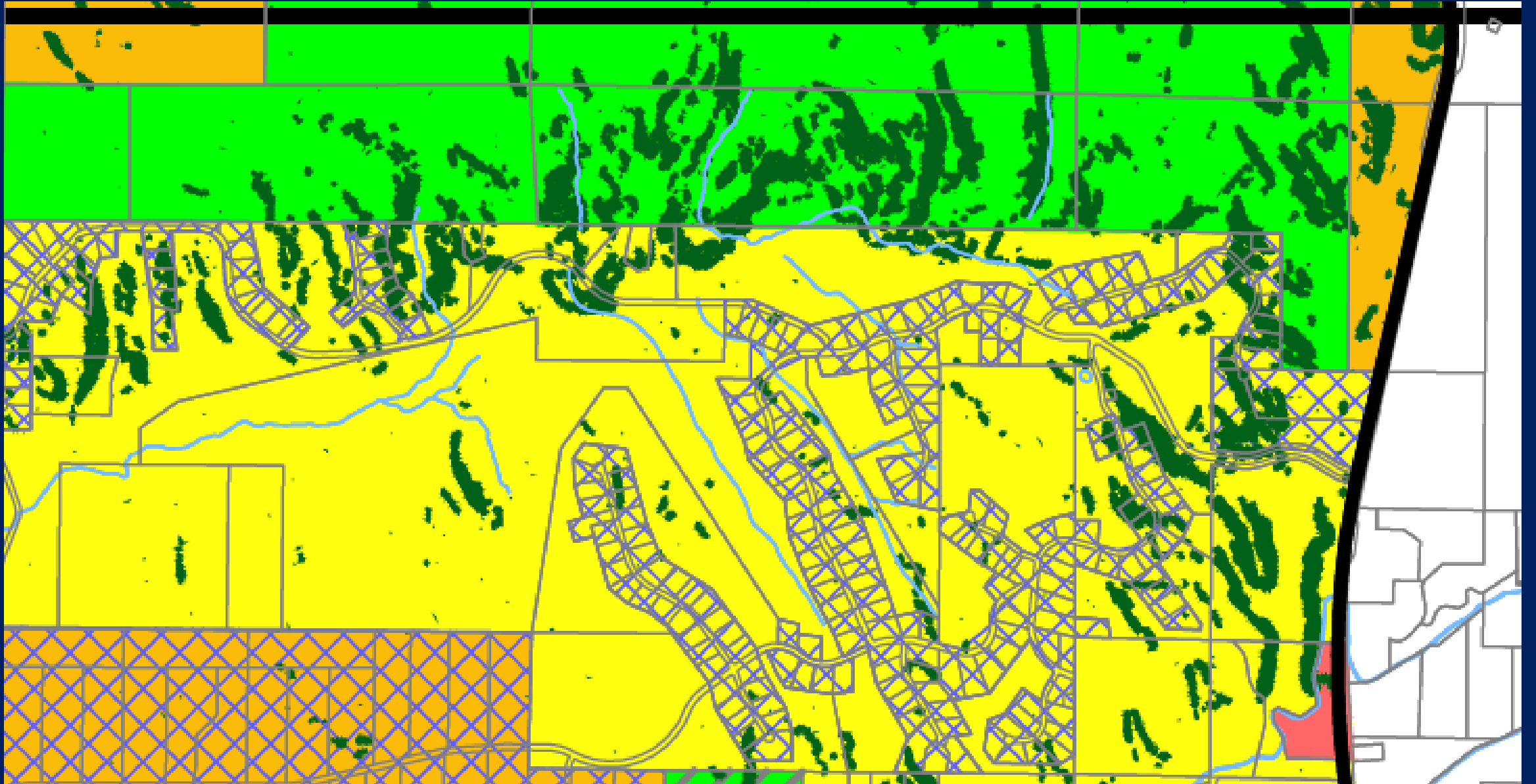
Phase 1



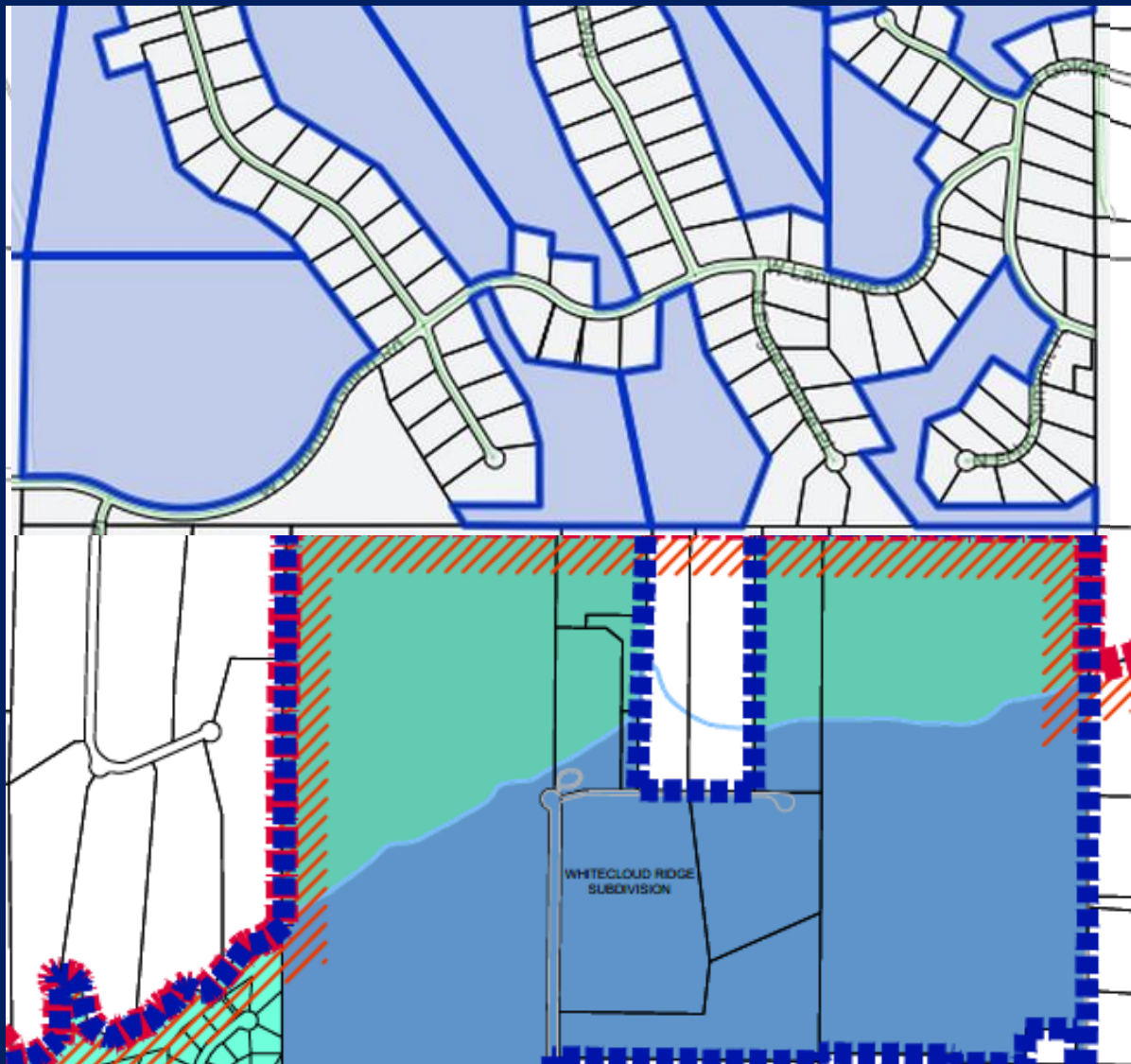
Note: 20% of site trips have an origin/destination within the study area.













Total Buildout

Star Future Land Use Map



Star Zoning Map



LEGEND	
	C-1
	C-1-DA
	C-2
	CBD
	LI
	LO
	LO-DA
	MIXED USE
	MU-DA
	R-1
	R-2
	R-2-DA
	R-3

Home Designs



Home Designs



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Home Designs

