

PUD-21-02 **LAND USE CHECK OFF LIST**  
 (Public Hearing Required)

AZ-21-12

File #: DA-21-20 Project Name: Willow Brook Golf Community

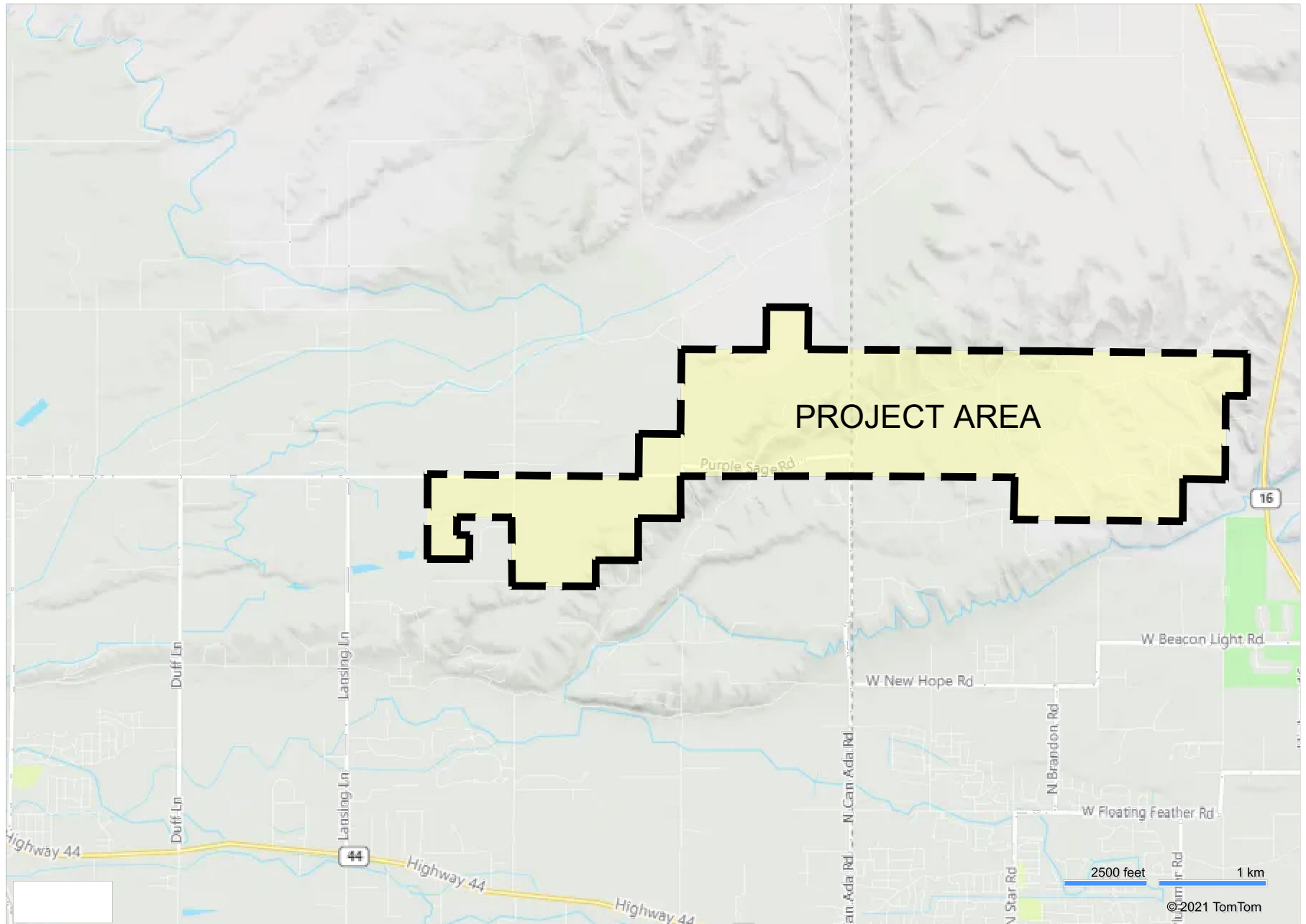
Type of Application: Annexation/Rezone PUD / Development Agreement

Representative Name: Nate Mitchell Representative Phone: \_\_\_\_\_

Date	Initials	
<input checked="" type="checkbox"/>	<u>SM</u>	Pre-application meeting <u>March 18, 2021</u>
<u>7-16-21</u>	<u>SM</u>	Date Application / Fees Received: <u>2454.00 3454.00</u>
<input checked="" type="checkbox"/>	<u>SM</u>	Neighborhood Meeting Held: <u>June 2+3, 2021</u>
<u>8-30-21</u>	<u>SM</u>	Plans Distributed to Engineer
<u>10-19-21</u>	<u>SM</u>	Application Reviewed for Completion
<u>10-19-21</u>	<u>SM</u>	Date Set for Public Hearing: <u>March 1, 2022</u>
<u>10-19-21</u>	<u>SM</u>	Completion Letter / Public Hearing Date sent to Applicant
<u>12-22-21</u>	<u>SM</u>	Notification Letter sent to Property Owners within 300'
<u>8-24-21</u>	<u>SM</u>	Notification Letter sent to Affected Agencies
_____	_____	Public Hearing Notice sent to Newspaper for publication
_____	_____	Date Applicant Posted Property: _____
_____	_____	Signs Removed: _____ Fined \$: _____
_____	_____	Staff Report - Copy sent to Applicant

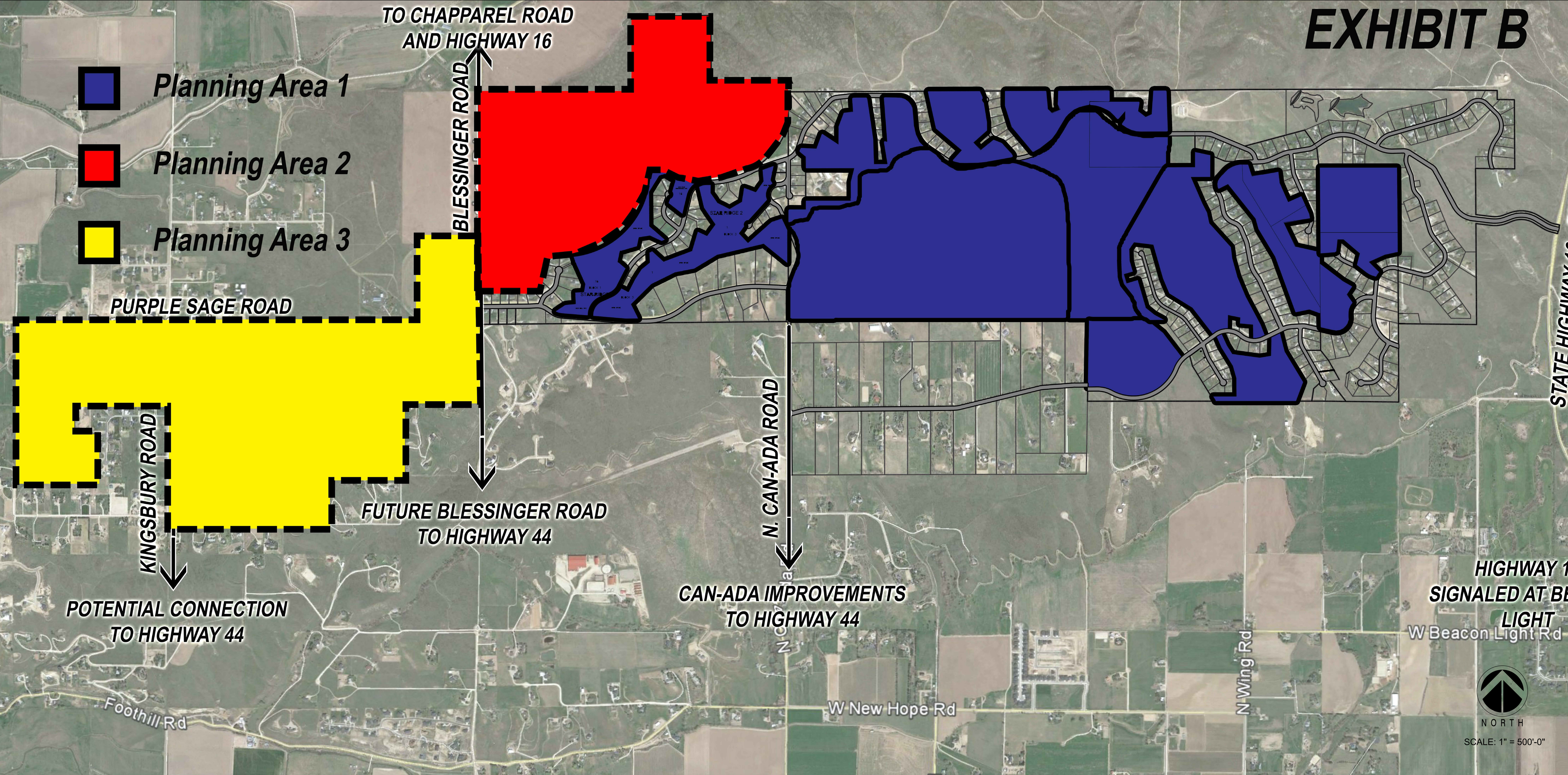
Notes: Workshop #1 - Transportation Discussion 1-25-22  
Workshop #2 - Agencies 2-9-22  
Workshop #3 - Agencies 2-22-22

\_\_\_\_\_ Date of Council Decision: Approved \_\_\_\_\_ Denied \_\_\_\_\_  
 \_\_\_\_\_ FFCL Written/Approved: \_\_\_\_\_  
 \_\_\_\_\_ Letter to Applicant w/FFCL  
 \_\_\_\_\_ Ordinance #: \_\_\_\_\_ Date Published: \_\_\_\_\_

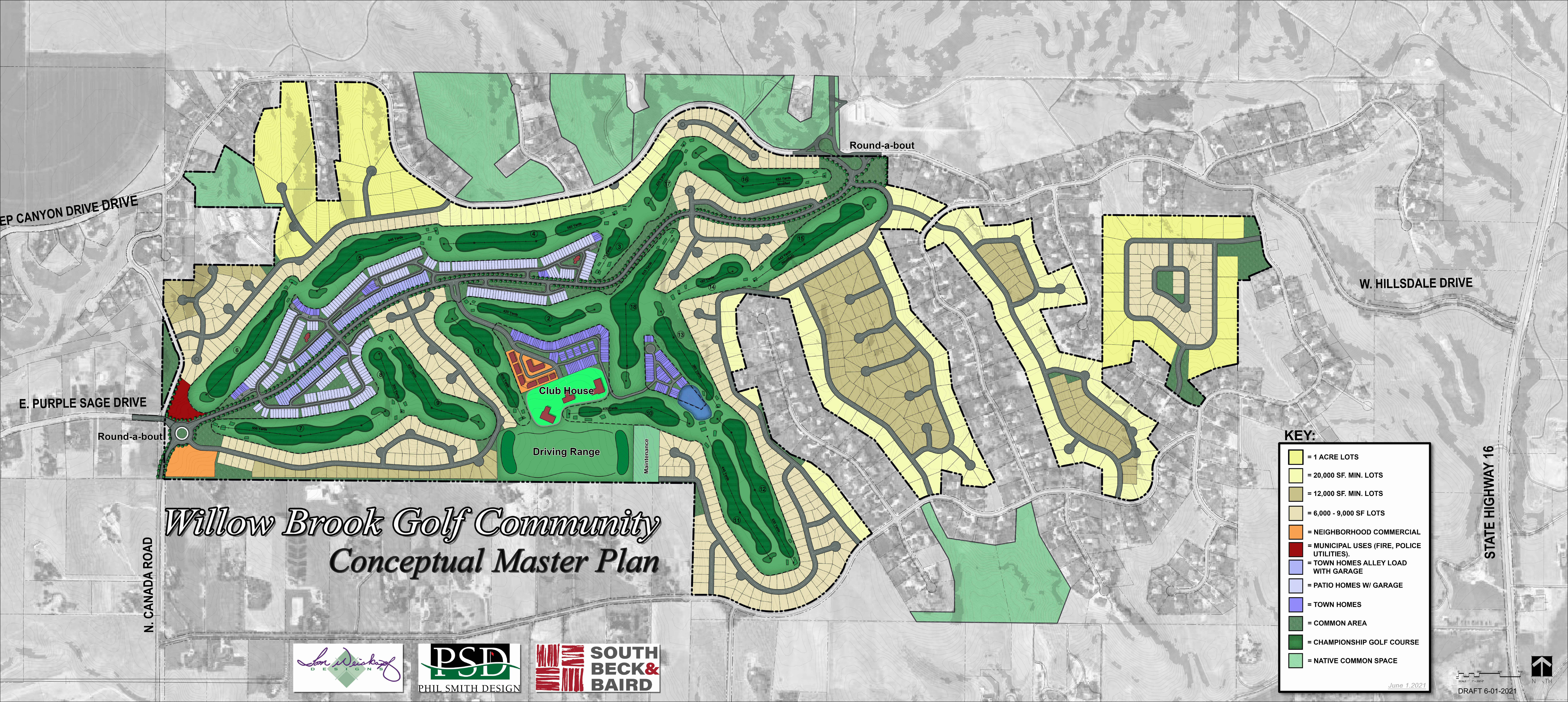


VICINITY MAP- ANNEXATION AND REZONE

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



## Willowbrook Development - Planning Areas Map



EP CANYON DRIVE DRIVE

Round-a-bout

W. HILLSDALE DRIVE

E. PURPLE SAGE DRIVE

Club House

Round-a-bout

Driving Range

Maintenance

N. CANADA ROAD

STATE HIGHWAY 16

# Willow Brook Golf Community Conceptual Master Plan

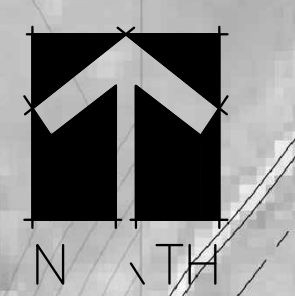
**KEY:**

- = 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



June 1, 2021

SCALE 1" = 200'  
DRAFT 6-01-2021



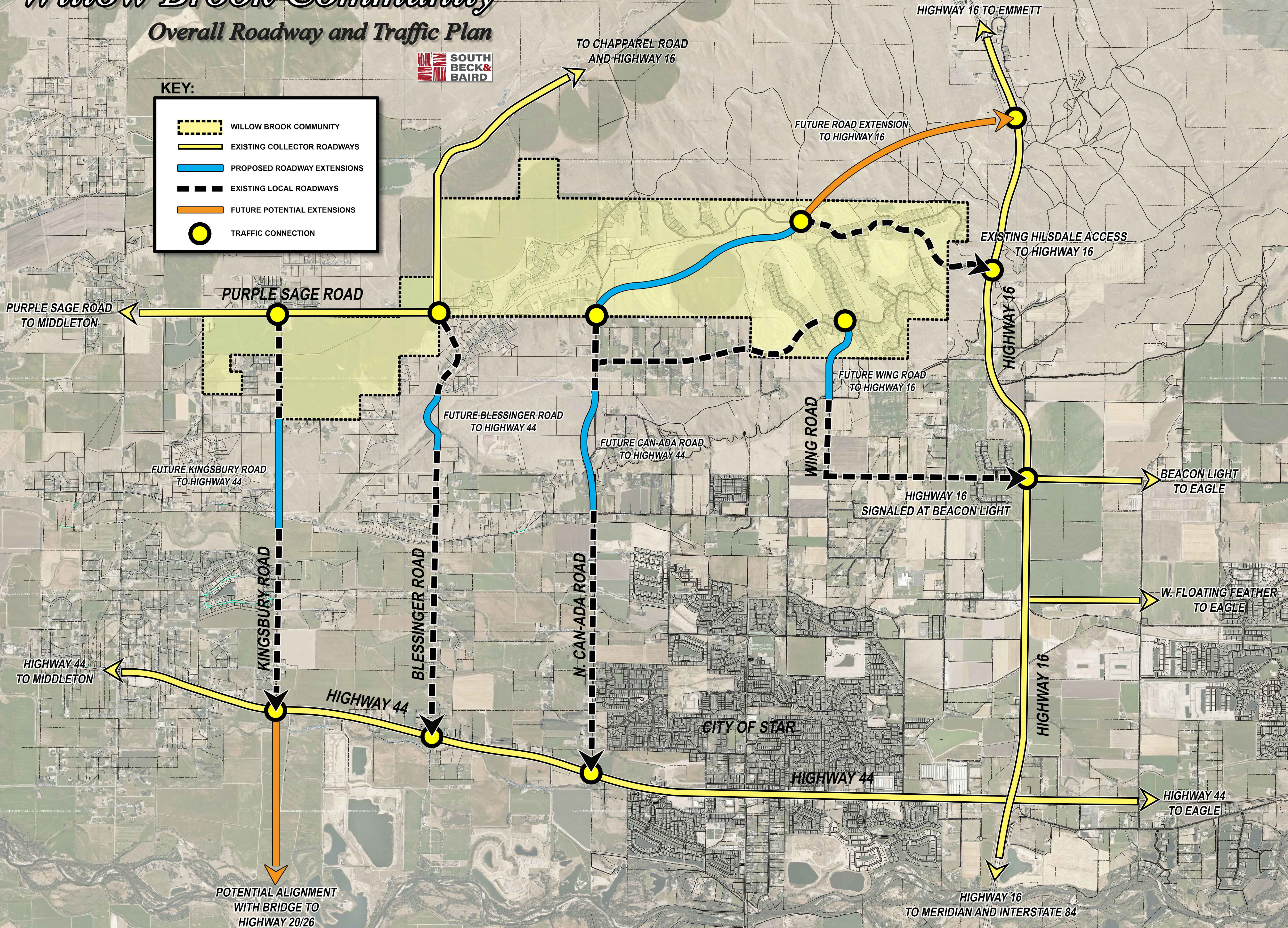
# Willow Brook Community

## Overall Roadway and Traffic Plan



### KEY:

- WILLOW BROOK COMMUNITY
- EXISTING COLLECTOR ROADWAYS
- PROPOSED ROADWAY EXTENSIONS
- EXISTING LOCAL ROADWAYS
- FUTURE POTENTIAL EXTENSIONS
- TRAFFIC CONNECTION



Date: August 31, 2021

To: Star City Council and Planning Staff

From: Willowbrook Development, INC, Twin Islands LLC, and Richard Phillips

Subject: Narrative For Willowbrook Golf Community Annexation, Zoning, and PUD

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Willowbrook Development, INC is proposing to annex approximately 1554.8 acres of ground into Star and request an R-3 Zoning designation for the entire property. Additionally, we are submitting a Preliminary PUD on approximately 725 acres of the total 1554.8. The PUD request would allow for a mix of Single Family detached, Single Family attached, approximately 110,000sf of Neighborhood Commercial and Retail Space, and a Championship 18-hole golf course designed by Tom Weiskopf. The property is generally located within the Hillsdale Estates subdivision in Ada County, and along Purple Sage Road between Kingsbury Lane and CANADA Road in Canyon County.

There is approximately 725 acres in Ada County that had a 15-year deed restriction for Open Space since Hillsdale Estates was developed starting in 1995. The 15-year restriction from development in Phase 8 will expire in 2018. All non-farm restrictions have expired, and the entire property is available for development. The 725 acres has been slated for development ever since Willowbrook purchased the properties in the early 1990s.

While Willowbrook was developing the Ada County properties as Hillsdale, they also were purchasing and developing large parcels of property in adjacent Canyon County. Star Ridge Estates was approved and developed during this time. In addition to the already developed Star Ridge Estates, Willowbrook owns approximately 799 acres in Canyon County. Approximately 500 acres of the Canyon County property has been approved for development of 2 dwelling units per acre under Canyon County Code. The development agreement entered into with that approval required municipal services be provided prior to any building. At the time it was envisioned that this property would be served by Middleton City Sewer and Water. However, as annexations and approvals have taken place over time, it is quite clear the Middleton does not have the ability to annex or adequately serve this property. Willowbrook has recognized that developing adjacent properties using two different land use authorities is not in the best interest of current or future residents of either County. Willowbrook strongly believes the best approach to developing this area is to develop under a single land use authority (CITY OF STAR) to provide consistency in development standards and services. If annexed, this area will provide the City of Star and Willowbrook Development and outstanding opportunity to plan and develop plats that best serve the interests of all.

Annexation and Zoning is the first, yet critical step in creating more quality development for Star. By approving our request and granting the R-3 Zoning, you will provide a clear and concise path for your City's growth, and predictability and consistency in development standards to everyone effected. Willowbrook is committed to continuing the demonstrated quality development of this area and strongly believe that partnering with the City of Star is the path forward.

**Land Uses:**

**Housing Variety.** Willowbrook is committed to providing a variety of housing types to maximize market conditions. We have complied with the City's Comprehensive Plan concerning transition from existing development to our proposed uses within the PUD. We have buffered most existing development by providing a 1 to 1 transition as much as possible. We will gladly match setbacks and Architectural Control requirements to further buffer the existing homes. Additionally, where we can't achieve these buffering conditions, we have allowed for landscape buffers to minimize the impact on existing residents. We have concentrated our most dense housing types within the golf course to allow the course to provide a better buffer to the existing development as well.

There are multiple opportunities within this PUD to provide active adult, gated communities geared towards the golfing community. Townhouses and Patio Homes with course frontage will allow for a maintenance free lifestyle. The security and comfort of the gated communities within the PUD provide a product currently not available in the Star market, and one we feel will be in great demand.

The majority of this PUD is single family detached housing that will compliment the already outstanding development of the area. With lot sizes that range from 6000sf to over 1 acre we will be able to provide a product for most any buyer in the market. We have provided in your packets examples of each of the product types we envision on the different lot sizes.

**Commercial/Retail.** Within the PUD we have provided area for approximately 110,000 sf of neighborhood commercial and retail space. We envision the neighborhood commercial to provide convenience services such as C-stores, professional office space, and banking or financial services. The retail we envision to be a complement to the golf course and clubhouse with boutique clothing stores, restaurants, and coffee shops.

**Traffic.** One of the largest concerns that have been expressed in our ongoing conversation with neighbors has been traffic congestion. Included in your package is a report from Kittleston and Associates that outlines a scope of work for a comprehensive Traffic Impact Study. Once your land use decision refines the assumptions made in the scope of work, we will immediately commence work on Phase 1 of the study. The Scope of work included input from ITD, ACHD, and CHD4. With the transportation agency input, Compass was then able to build a traffic model that will drive this TIS. The direct access to this property will be from a new connection at Highway 16 that pairs with planned development east of the Highway. Additional connections at Wing Road, CanAda Road, Blessinger Road, and Kingsbury Road will allow multiple options for traffic flow in and out of the project. CanAda Road is the only connection currently built. Willowbrook owns ROW for Wing Road from its current terminus just south of the Farmers Union Canal that the road can be extended through to Lanktree Gulch Road and dedicated to ACHD. Engineering is complete and construction has begun on the Blessinger Road

extension. The Kingsbury Road extension is currently being engineered within a Preliminary Plat that will be submitted to Canyon County for approval within the month.

The key traffic connection to reduce impact on existing residents will be the new connection with Highway 16 that will bypass existing driveways on Deep Canyon Drive in Hillsdale Estates.

The Scope of Work for the TIS considers all these improvements plus impacts to multiple intersections on the State Highway System and local roads.

**Utilities.** Star Sewer and Water will provide services to this entire project. We are currently considering two alternatives for wastewater treatment. The first option is a regional lift station located in the vicinity of CanAda Road and Purple Sage Road. This lift station would be sized to handle the majority of our project plus additional potential development in the area. The pressure line from the lift station would likely run South in the CanAda Road ROW to Foothill Road, then East along Foothill to a gravity line that comes from the Trident Ridge Subdivision. From there the wastewater would gravity to the current SSWD treatment facility. The second option for wastewater treatment for this project will be to build an MBR treatment plant like SSWD's current facility on site. This facility would be in a similar location to the Regional Lift Station option. This facility would treat all wastewater on site and be designed to produce water clean enough to reapply to the golf course for irrigation water.

Both options will include exploring reuse of SSWD's current discharge for irrigation water within the project. We are actively engaged with SSWD Board of Directors and Keller and Associates to determine which direction will best benefit the project and SSWD.

Potable water for this project will be provided by a new well drilled within the project with a storage tank to treat and store water. This facility will be located to SSWD satisfaction. Willowbrook currently owns approximately 4.0cfs of potable water rights that will serve the PUD. Additional water rights will be secured by the owner and/or SSWD to serve the remainder of the project.

All water treatment and supply facilities will be built by the developer and dedicated to SSWD for operation.

Willowbrook currently owns 4000-acre feet of irrigation water rights to provide irrigation to the golf course and development within this project. Our intent is to use as much treated wastewater as possible within the project and only use the existing irrigation wells as supplements to the reuse water as necessary.

**Public Services.** Willowbrook intends to provide property in the vicinity of Purple Sage and CanAda road for the Star Fire Protection District to build a Station to serve the northern portion of their District. We will continue to work with them to determine the most appropriate location within the project. We would also envision Star Police and Ada County EMS locating with the Fire District as well.

We have not presented this project to either the West Ada or Middleton School District for review. Through the platting process we will work with both districts to meet their needs for locations of future schools to mitigate our impact to the Districts.



**Open Space.** The largest portion of Open Space provided in this project is the Golf Course. We have been working with Tom Weiskopf and Phil Smith Design for several years to design a championship golf course in this project. We are committed to building the golf course in conjunction with the initial phases of development, so the course is built and playable as our first houses are being occupied. The course will be a privately owned public course. The public will be welcome to enjoy a wonderful golf opportunity. This model has worked well for Mr. Phillips at his Banbury Meadows course in Eagle, and we anticipate building on his current success to provide a truly world class venue. A venue that we believe will be an incredible asset to the City of Star and the overall Treasure Valley Region.

In addition to the golf course, we have approximately 85 acres of ground that is currently open natural space that is too steep to build on and will remain open. We have also included in the Conceptual Master Plan multiple locations for pocket parks and club house amenities to provide opportunities for members of the community that don't participate in golf.

**Neighborhood Meetings and Public Involvement.** Developing this property in the City of Star has been a continuous conversation since at least 2012. Our goal has been to engage the current residents to get input that will help us mitigate the impacts on their current lifestyles. Change is always difficult. The residents of Hillside, Monument Ridge, and Star Ridge have been very actively engaged with us for the past 5 years. We have tried to incorporate as many of the requests from these meetings as possible. Included in our application is a summary of questions and answers from our most recent neighborhood meetings. As we go through this process with the City, and future platting processes, we are committed to accommodating requests to mitigate our impact on our neighbors. The neighbor's involvement in this process has already made this a better project and they will continue to have positive impacts on our final product.

In summary, Willowbrook Development sees this annexation and zoning request and Preliminary PUD as a critical first step in a long-term partnership with the City of Star and all supporting government agencies. Discussions with Star Sewer and Water District, Star Fire District, both Highway Districts, and ITD have been positive and constructive. Opportunities to provide superior municipal services to future residents, and to enhance services to current residents have already been identified with these agencies. A project of this scope will take decades to complete. These partnerships will prove to be a cornerstone of success for everyone involved.

A handwritten signature in blue ink, appearing to read "Dale Smith", is located at the bottom of the page. The signature is fluid and cursive, with a prominent upward stroke at the end.



RECEIVED  
JUL 15 2021  
BY: BN

City of Star  
P.O. Box 130  
Star, Idaho 83669  
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>(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 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  
JUL 15 2021  
BY: BN

City of Star  
P.O. Box 130  
Star, Idaho 83669  
P: 208-286-7247 F: 208-286-7569

## 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 - No
- Evidence of Erosion - No
- Historical Assets - No
- Riparian Vegetation - No
- Stream/Creek - No
- Unique Animal Life - No
- Floodplain - No
- Fish Habitat - No
- Mature Trees - No
- Steep Slopes - Yes, foothills terrain
- Unstable Soils - No
- Unique Plant Life - No

**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>&gt; Number of street trees and lineal feet of street frontage</li> <li>&gt; Width of street buffers (exclusive of right-of-way)</li> </ul> </li> </ul>	



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

7.15.2021

Date



## PLANNED UNIT DEVELOPMENT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ 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: Same as Applicant  
 Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
 Contact: Nathan Mitchell Firm Name: A+E Construction, LLC  
 Address: 10305 W. Floating Feather Rd., 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 - 1626.656 (726.576 Ada Conty, 900.08 Canyon County)  
Breakdown of Acreage of Land in Contiguous Ownership - WBDPII =1122.15, TI= 504.51  
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 - \_\_\_\_\_% / \_\_\_\_\_ acres  
Percent of Common Space to be used for drainage - \_\_\_\_\_  
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, <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:**

	<b>The following items must be included on the site plan:</b>	
✓	• 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 locations(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)	
N/A	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

**Landscape Plan:**

	<b>The following items must be included on the landscape plan:</b>	
✓	• 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: <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>	

✓	<ul style="list-style-type: none"> <li>➤ Width of parking lot perimeter landscape strip</li> <li>➤ Buffer width between different land uses</li> <li>➤ Number of parking stalls and percent of parking area with internal landscaping</li> <li>➤ Total number of trees and tree species mix</li> <li>➤ Mitigation for removal of existing trees, including number of caliper inches being removed</li> </ul>	
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\_\_\_\_\_  
Applicant/Representative Signature

\_\_\_\_\_  
Date

004794

**REPUBLIC STORAGE OF STAR**  
 210 MURRAY STREET  
 BOISE, IDAHO 83714  
 208-376-4665

KeyBank National Association  
**1-800-KEY2YOU**  
 92-155/1241

7/8/2021

PAY TO THE ORDER OF **CITY OF STAR** **\$\*\*3,454.00**

Three Thousand Four Hundred Fifty-Four and 00/100\*\*\*\*\* DOLLARS

CITY OF STAR  
 PO BOX 130  
 STAR, ID 83669

MEMO

AUTHORIZED SIGNATURE

curly features. Details on back.

REPUBLIC STORAGE OF STAR

CITY OF STAR

7/8/2021

004794

3,454.00

RECEIVED

JUL 15 2021

BY: BN

BY: BN.

Cash in Bank

3,454.00



# CHECK REQUEST FORM

Amount of Request \$ 100.<sup>00</sup>  
Funds For: overpayment for Planning + zoning APPS.

Pay To: Republic Storage of Star

Address: 210 Murray St

City: Boise State: ID ZIP: 83714

Requested By: B. Norgrove Date: 7-19-21

Other Items To Be Attached:



W-9 on File: \_\_\_\_\_ Initial: \_\_\_\_\_

Line Item: \_\_\_\_\_ Code #: \_\_\_\_\_

Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Initial: \_\_\_\_\_

( see attached CK )



**AFFIDAVIT OF LEGAL INTEREST**

STATE OF Idaho )  
 ) ss  
COUNTY OF ADA )

I Richard Phillips (name) 210 Murray St (address)  
Garden City (city) ID (state) 83714 (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Nate Mitchell (name)  
1470 N. Rook Way, Star, ID (address) 83669 (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: HWY 16 west to Kingsbury R along Purple SAGE

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Annex, Zone, PUD  
Dated this 8<sup>th</sup> day of July, 20 21  
Richard M. Phillips  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Tiffany Farrington  
Notary Public for Idaho  
Residing at: Meridian, ID  
My Commission Expires: 9/3/2025

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF Idaho )  
 ) ss  
COUNTY OF ADA )

I Richard Phillips 210 Murray St.  
(name) (address)  
Garden City, ID 83714  
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Nate Mitchell,  
(name)  
1470 N. Rock Way, Star, ID 83669  
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Hay 16 to Kingsbury on Purple Sage

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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Dated this 8th day of July, 20 21

Richard M. Phillips  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Tiffany L. Farrington  
Notary Public for Idaho  
Residing at: Meridian, ID  
My Commission Expires: 9/3/2025

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF Idaho )  
 ) ss  
COUNTY OF ADA )

I Richard Phillips , 210 Murray St.  
(name) (address)  
Garden City , ID 83714  
(city) (state) (zip)

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(name)  
1470 N. Rook Way Star , ID 83669  
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

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I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Annex, Zone, PUD

Dated this 8th day of July, 20 21

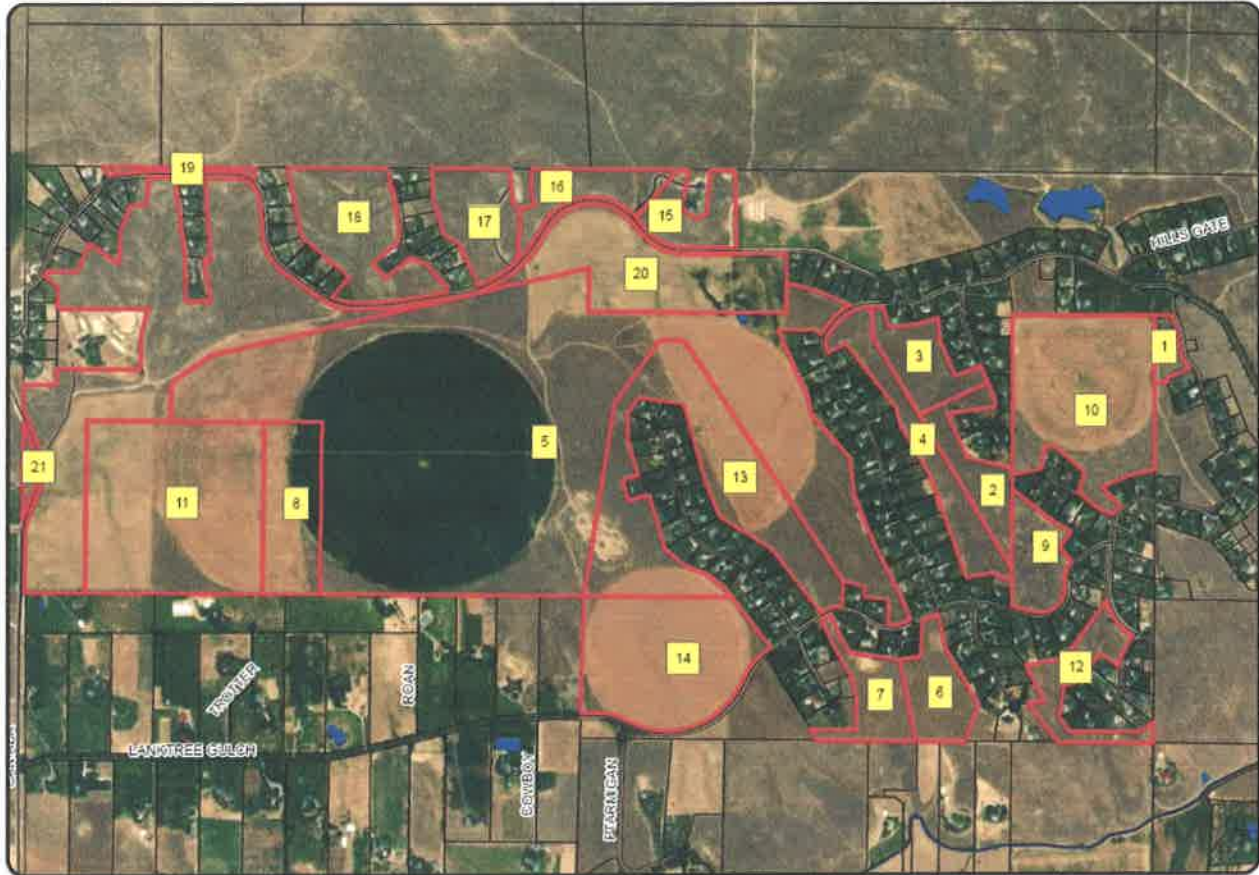
Richard M. Phillips  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



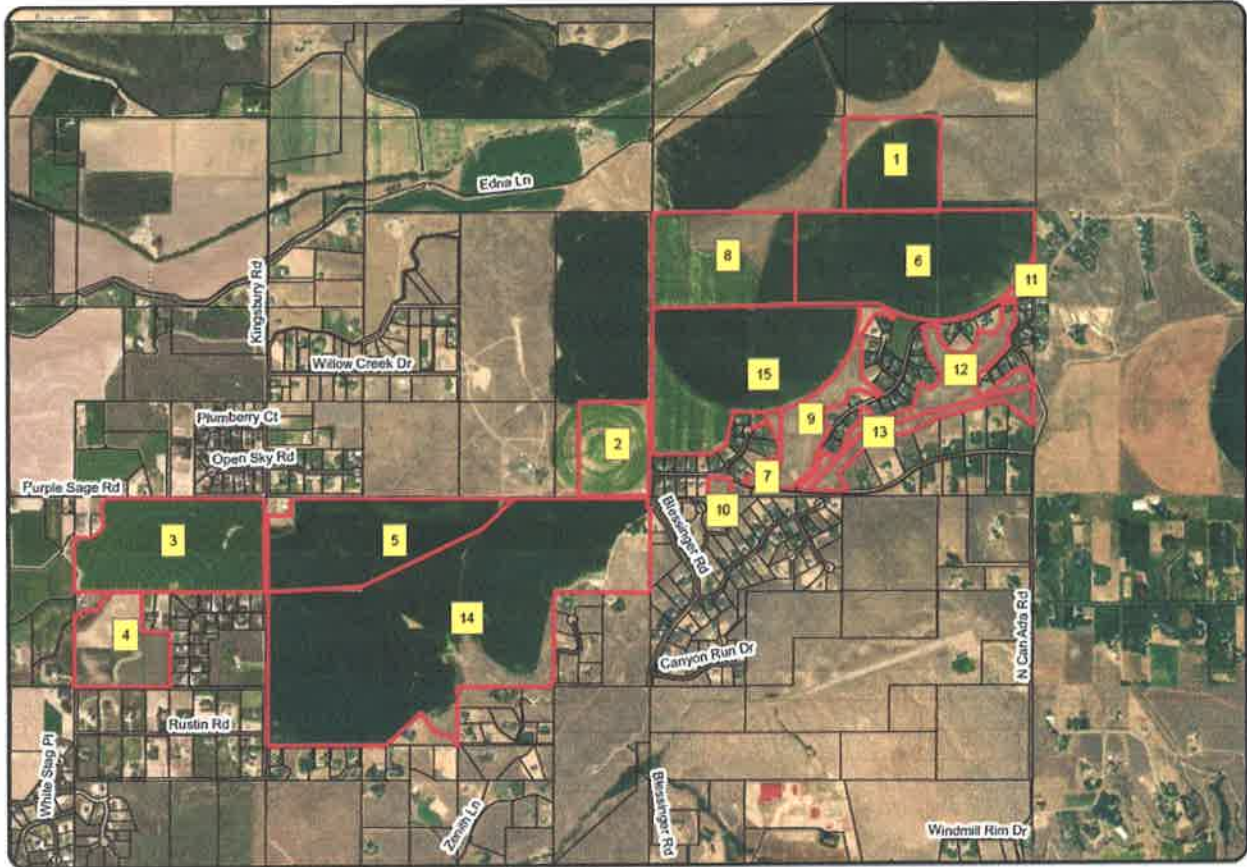
Tiffany L. Farrington  
Notary Public for Idaho  
Residing at: Meridian, ID  
My Commission Expires: 9/3/2021

**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

**PROPERTY DESCRIPTION – PARCEL 1**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Sections 29, 30 and 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, including lot 8, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 3, lot 27, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 4, lot 28, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 5, lots 29 AND 58, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 6, and lot 59, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 7, according to the official plats of Hillsdale estates subdivisions thereof, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Beginning at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of section 30, being a South boundary line of Hillsdale Estates Subdivisions and the North boundary of Monument Ridge Subdivision

S. 89°46'47" W. 2646.60 feet to the South  $\frac{1}{4}$  corner of section 30, thence continuing

S. 89°46'47" W. 2498.84 feet to a point on the East right of way line of N. Can Ada road, thence along said right of way

N. 00°00'40" W. 522.75 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 168.20 feet, whose delta is 20°13'18" and whose long chord bears N. 10°14'29" E. 167.31 feet, thence

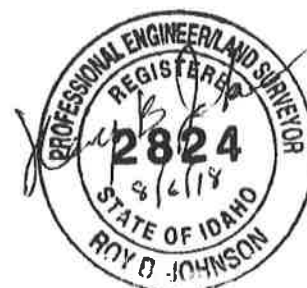
N. 20°29'38" E. 392.08 feet, thence

On a curve to the left whose radius is 225.00 feet, whose length is 162.21 feet, whose delta is 41°18'19" and whose long chord bears N. 00°09'41" W. 158.72 feet, thence

N. 20°48'40" W. 349.87 feet, thence

On a curve to the left whose radius is 325.00 feet, whose length is 26.16 feet, whose delta is 04°36'41" and whose long chord bears N. 23°07'01" W. 26.15 feet, thence

N. 25°25'22" W. 144.97 feet to the intersection of the West section line of said section 30 and the East right of way line of N. CAN ADA road, thence along said West section line and along the West boundary line of Hillsdale Estates Subdivision # 7



N. 00°00'00" W. 233.79 feet, thence leaving said West section line and continuing along the West boundary line of Hillsdale Estates Subdivision #7

N. 90°00'00" E. 299.80 feet, thence

N. 00°00'18" E. 151.92 feet, thence

S. 89°59'50" E. 774.33 feet, thence

N. 00°00'00" E. 316.20 feet, thence

N. 13°38'55" E. 251.78 feet, thence

S. 89°46'16" W. 833.70 feet, thence

N. 00°00'18" E. 200.30 feet, thence

N. 50°14'35" W. 153.26 feet to the right of way of Deep Canyon Drive, thence along said right of way

On a curve to the left whose radius is 330.00 feet, whose length is 49.10 feet, whose delta is 8°31'32" and whose long chord bears N. 22°47'04" E 49.06 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #7

S. 89°36'46" E. 283.92 feet, thence

N. 20°22'56" E. 276.79 feet, thence

S. 56°28'00" E. 339.91 feet, thence

N. 00°24'08" E. 306.95 feet, thence

N. 20°30'46" E. 253.76 feet, thence

N. 83°34'00" E. 159.89 feet, thence

N. 01°01'51" E. 247.09 feet to the right of way of Deep Canyon Drive, thence along said right of way

On a curve to the right whose radius is 470.00 feet, whose length is 52.77 feet, whose delta is 6°26'00" and whose long chord bears N. 86°47'00" E. 52.74 feet, thence

N. 90°00'00" E. 189.55 feet, thence leaving said right of way

and continuing along lot lines of Hillsdale Estates Subdivision #7

S. 08°18'01" E. 731.37 feet, thence

S. 01°42'28" E. 228.75 feet, thence

N. 90°00'00" E. 228.75 feet, thence

N. 09°25'16" W. 400.49 feet, thence  
S. 80°02'54" E. 61.17 feet, thence  
N. 04°23'31" W. 767.39 feet to the right of way of Deep Canyon Drive, thence along said right of way  
N. 90°00'00" E. 263.96 feet, thence  
On a curve to the right whose radius is 245.00 feet, whose length is 363.56 feet, whose delta is 85°01'21" and whose long chord bears S. 47°29'20" E. 331.11 feet, thence  
S. 04°58'39" E. 281.02 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 471.52 feet, whose delta is 50°58'25" and whose long chord bears S. 30°27'52" E. 456.12 feet, thence  
S. 55°57'04" E. 393.58 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 332.56 feet, whose delta is 35°57'06" and whose long chord bears S. 73°55'37" E. 327.13 feet, thence  
N. 88°05'30" E. 243.47 feet, thence  
On a curve to the left whose radius is 1030.00 feet, whose length is 156.88 feet, whose delta is 8°43'37" and whose long chord bears N. 83°44'01" E. 156.73 feet, thence  
N. 79°22'13" E. 586.44 feet, thence  
On a curve to the left whose radius is 1030.00 feet, whose length is 884.43 feet, whose delta is 49°11'54" and whose long chord bears N. 54°46'16" E. 857.51 feet, thence  
N. 30°10'19" E. 161.71 feet, thence  
On a curve to the right whose radius is 470.00 feet, whose length is 894.35 feet, whose delta is 109°01'06" and whose long chord bears N. 84°41'06" E. 765.39 feet, thence  
S. 40°48'06" E. 146.44 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 458.07 feet, whose delta is 49°31'12" and whose long chord bears S. 65°33'42" E. 443.95 feet, thence



N. 89°40'40" E. 937.33 feet, thence leaving said right of way and continuing along the boundary of Hillsdale Estates Subdivision #2 and 7

S. 00°00'00" W. 275.31 feet, thence along a lot line in Hillsdale Estates Subdivision #2

S. 77°52'55" E. 266.67 feet, thence

S. 67°10'42" E. 358.86 feet to the right of way of N. High Country Way, thence along said right of way

On a curve to the left whose radius is 430.00 feet, whose length is 168.73 feet, whose delta is 22°28'58" and whose long chord bears S. 52°34'14" W. 167.65 feet, thence

S. 41°19'45" W. 139.78 feet, thence

On a curve to the left whose radius is 230.00 feet, whose length is 77.13 feet, whose delta is 19°12'53" and whose long chord bears S. 31°43'18" W. 76.77 feet, thence leaving said right of way and continuing along the boundary of Hillsdale Estates Subdivision #2 and #3

N. 60°46'33" E. 76.12 feet, thence

S. 89°55'11" W. 326.13 feet, thence continuing along lot lines in Hillsdale Estates Subdivision #3

S. 23°30'28" E. 484.96 feet, thence

S. 26°56'24" E. 175.26 feet, thence

S. 12°06'58" E. 183.94 feet, thence

S. 42°11'01" E. 540.64 feet, thence

S. 7°26'08" E. 352.80 feet, thence

S. 23°00'54" E. 529.43 feet, thence

S. 27°58'18" E. 368.39 feet, thence

S. 27°58'18" E. 158.58 feet, thence

S. 21°24'05" E. 204.80 feet to the North right of way of N. Lanktree Road, thence along said right of way

S. 64°08'00" W. 46.72 feet, thence

On a curve to the right whose radius is 320.00 feet, whose length is 164.02 feet, whose delta is 29°22'05" and whose long chord bears S. 78°49'03" W. 162.23 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #3

N. 00°59'48" W. 236.93 feet, thence

N. 85°10'44" W. 222.22 feet, thence

N. 04°10'38" E. 100.88 feet, thence

N. 78°35'35" W. 206.52 feet, thence

S. 01°00'41" W. 233.09 feet to the North right of way of W. Lanktree Road, thence along said right of way

On a curve to the left whose radius is 380.00 feet, whose length is 214.07 feet, whose delta is 32°16'36" and whose long chord bears S. 74°52'23" W. 211.25 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #6

N. 37°50'03" W. 724.16 feet, thence

N. 58°13'37" W. 586.91 feet, thence

N. 22°53'13" W. 348.75 feet, thence

N. 16°01'10" W. 753.17 feet, thence

N. 83°02'04" W. 415.31 feet, thence

S. 34°19'30" W. 178.25 feet, thence

S. 02°24'41" E. 249.76 feet, thence

S. 16°18'42" E. 338.55 feet, thence

S. 73°41'18" W. 150.00 feet, thence

S. 16°18'42" E. 200.00 feet, thence

N. 73°41'18" E. 200.00 feet, thence

S. 16°18'42" E. 524.14 feet, thence

S. 51°13'37" E. 236.06 feet, thence

S. 68°32'07" E. 216.97 feet, thence

S. 53°16'29" E. 220.54 feet, thence

S. 37°21'40" E. 691.21 feet to the North right of way of W. Lanktree Road, thence along said right of way

S. 53°50'55" W. 79.07 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 300.59 feet, whose delta is 32°29'41" and whose long chord bears S. 37°36'04" W. 296.57 feet, thence

On a curve to the right whose radius is 762.00 feet, whose length is 1290.99 feet, whose delta is 97°04'17" and whose long chord bears S. 69°53'22" W. 1142.04 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 267.30 feet, whose delta is 28°53'47" and whose long chord bears N. 76°01'23" W. 264.48 feet, thence

S. 89°31'44" W. 166.22 feet, thence leaving said right of way and continuing along the West section line of section 32, being a West boundary line of Hillsdale Estates Subdivisions and the East boundary of Monument Ridge Subdivision

N. 00°59'37" E. 1083.71 feet to the point of beginning.

Contains 532.7 acres more or less

**PROPERTY DESCRIPTION – PARCEL 2**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Section 30, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, being lot 1, block 8, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of section 30, being a South boundary line of Hillsdale Estates Subdivisions and the North boundary of Monument Ridge Subdivision

S. 89°46'47" W. 2646.60 feet to the South  $\frac{1}{4}$  corner of section 30, thence continuing

S. 89°46'47" W. 2498.84 feet to a point on the East section line of said section 30, thence along said section line

N. 00°00'40" W. 670.39 feet to the POINT OF BEGINNING, thence continuing along said section line

N. 00°00'40" W. 908.60 feet to a point on the West right of way of N. Can Ada road, thence along said right of way

S. 25°25'22" E. 39.72 feet, thence

On a curve to the right whose radius is 275.00 feet, whose length is 22.13 feet, whose delta is 04°36'41" and whose long chord bears S. 23°07'01" E. 22.13 feet, thence

S. 20°48'40" E. 349.87 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 175.00 feet, whose delta is 41°18'19" and whose long chord bears S. 00°09'31" E. 123.45 feet, thence

S. 20°29'38" W. 429.04 feet to the point of beginning

Contains 1.82 acres more or less



PROPERTY DESCRIPTION – PARCEL 3

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, being lot 39, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, thence along a  $\frac{1}{16}$ <sup>th</sup> line

S. 89°42'51" W. 1889.79 feet to the POINT OF BEGINNING, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line

S. 24°32'16" E. 130.34 feet to the West right of way line of N. Highhill Pl., thence along said right of way

On a curve to the left whose radius is 50.00 feet, whose length is 78.55 feet, whose delta is 90°00'55" and whose long chord bears S. 05°11'13" E. 70.72 feet, thence

On a curve to the right whose radius is 50.00 feet, whose length is 36.14 feet, whose delta is 41°24'35" and whose long chord bears S. 29°29'24" E. 35.36 feet, thence

S. 08°47'06" E. 315.09 feet, thence

On a curve to the right whose radius is 125.00 feet, whose length is 15.79 feet, whose delta is 07°14'13" and whose long chord bears S. 05°10'01" E. 15.78 feet, thence

S. 01°32'56" E. 125.21 feet, thence leaving said right of way and following lot lines

S. 48°33'34" W. 320.60 feet, thence

S. 42°50'46" E. 177.42 feet, thence

S. 54°59'20" E. 176.88 feet, thence



N. 50°57'32" E. 324.11 feet, thence

S. 42°00'01" E. 207.57 feet to the West right of way line of N. Highhill Pl., thence along said right of way

On a curve to the right whose radius is 125.00 feet, whose length is 58.98 feet, whose delta is 27°02'11" and whose long chord bears S. 28°28'55" E. 58.44 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 41.16 feet, whose delta is 94°20'02" and whose long chord bears S. 32°12'12" W. 36.67 feet to the North right of way of W. Deep Canyon Dr., thence along said right of way

S. 79°22'13" W. 428.92 feet, thence

On a curve to the right whose radius is 970.00 feet, whose length is 147.75 feet, whose delta is 08°43'37" and whose long chord bears S. 83°44'01" W. 147.60 feet, thence

S. 88°05'50" W. 243.47 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 234.11 feet, whose delta is 28°32'22" and whose long chord bears N. 77°37'59" W. 231.70 feet, thence leaving said right of way and following lot lines

N. 42°00'01" E. 248.62 feet, thence

N. 49°56'49" W. 579.77 feet, thence

N. 12°20'50" W. 654.79 feet to a 1/16<sup>th</sup> line, thence along said line

N. 89°42'51" E. 900.39 feet to the POINT OF BEGINNING.

Contains 22.54 acres more or less

**PROPERTY DESCRIPTION – PARCEL 4**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Sections 29 and 30, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, being lots 26 and 28, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, THE POINT OF BEGINNING, thence

N. 89°55'49" E. 900.17 feet, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line and going along lot 27, block 4

S. 10°06'06" E. 360.35 feet thence

S. 53°14'41" E. 161.65 feet, thence

N. 65°41'32" E. 110.26 feet, thence

N. 03°53'47" E. 407.29 feet, thence

S. 54°59'20" E. 176.88 feet, thence

N. 89°55'49" E. 232.74 feet to the  $\frac{1}{16}$ <sup>th</sup> line, thence along the  $\frac{1}{16}$ <sup>th</sup> line

S. 01°37'50" E. 716.05 feet to the North right of way of W. Deep Canyon Dr., thence along said right of way

S. 89°40'41" W. 472.24 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 406.22 feet, whose delta is 49°31'12" and whose long chord bears N. 65°33'42" W. 393.69 feet, thence

N. 40°48'06" W. 146.44 feet, thence



On a curve to the left whose radius is 530.00 feet, whose length is 1008.52 feet, whose delta is 109°01'35" and whose long chord bears S. 84°41'06" W. 863.10 feet, thence

S. 30°10'19" W. 161.71 feet, thence

On a curve to the right whose radius is 970.00 feet, whose length is 671.60 feet, whose delta is 39°40'12" and whose long chord bears S. 50°00'25" W. 658.27 feet, thence leaving said right of way and following lot lines

N. 25°24'35" W. 419.73 feet, thence

N. 58°56'25" W. 166.35 feet, thence

N. 17°41'09" W. 379.22 feet, thence

N. 00°00'00" E. 252.34 feet to a 1/16<sup>th</sup> line, thence along said 1/16<sup>th</sup> line

N. 89°42'51" E. 716.99 feet, thence leaving said 1/16<sup>th</sup> line

S. 05°10'56" E. 312.14 feet, thence

S. 44°03'46" E. 100.71 feet, thence

N. 66°52'01" E. 156.34 feet, thence

N. 29°48'54" W. 98.58 feet, thence

N. 01°51'01" E. 237.41 feet, thence

N. 89°42'51" E. 543.73 feet to the POINT OF BEGINNING

Contains 35.78 acres more or less



**PROPERTY DESCRIPTION – PARCEL 5**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Sections 29 and 30, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 89°52'21" E. 5262.05 feet to the South  $\frac{1}{4}$  corner of said section 29, thence continuing

N. 89°52'21" E. 1315.32 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 29, THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 00°29'38" W. 172.62 feet, thence

N. 70°20'27" W. 195.48 feet thence

S. 78°31'01" W. 240.29 feet thence

N. 20°11'07" W. 999.94 feet thence

N. 31°03'28" W. 545.06 feet, thence

N. 15°45'32" W. 180.59 feet, thence

N. 38°34'56" W. 742.74 feet, thence

S. 63°15'53" W. 186.69 feet to a point on the southeasterly right of way of N. High Country Way, thence along said right of way

On a curve to the right whose radius is 170.00 feet, whose length is 210.20 feet, whose delta is 70°50'40" and whose long chord bears N. 05°54'25" E. 197.06 feet, thence

N. 41°19'45" E. 139.78 feet, thence

On a curve to the right whose radius is 370.00 feet, whose length is 299.29 feet, whose delta is 46°20'46" and whose long chord bears N. 64°30'08" E. 291.20 feet, thence



N. 87°40'31" E. 29.68 feet, thence  
N. 87°40'03" E. 100.00 feet, thence leaving said right of way and following lot lines  
S. 17°13'10" E. 189.96 feet, thence  
N. 86°19'18" E. 242.05 feet, thence  
N. 72°45'04" E. 221.37 feet, thence  
S. 06°30'12" E. 223.58 feet, thence  
S. 23°57'46" E. 350.00 feet, thence  
N. 66°02'14" E. 250.00 feet to the right of way of N. Hill Haven Pl., thence along said right of way  
S. 23°57'46" E. 302.79 feet, thence  
On a curve to the right whose radius is 275.00 feet, whose length is 107.05 feet, whose delta is 22°18'13" and whose long chord bears S. 12°48'39" E. 106.38 feet, thence leaving said right of way  
S. 81°38'16" W. 454.55 feet, thence  
S. 25°20'16" E. 449.30 feet, thence  
S. 77°32'39" E. 426.62 feet, thence  
N 00°29'38" W. 1423.45 feet, thence  
N. 89°55'11" E. 1316.85 feet to the east ¼ corner of section 29 T. 5N., R. 1W., B.M., thence  
S. 89°19'50" E. 153.93 feet to the right of way of N. Star Ridge Way, thence along said right of way  
S. 21°31'03" E. 131.41 feet, thence  
On a curve to the right whose radius is 175.00 feet, whose length is 36.54 feet, whose delta is 11°57'51" and whose long chord bears S. 15°32'08" E. 36.48 feet, thence  
S. 09°33'12" E. 188.14 feet, thence  
On a curve to the left whose radius is 225.00 feet, whose length is 126.92 feet, whose delta is 32°19'13" and whose long chord bears S. 25°42'49" E. 125.25 feet, thence  
S. 41°52'26" E. 42.03 feet, thence leaving said right of way  
S. 66°26'34" W. 239.16 feet, thence  
S. 19°14'41" E. 37.96 feet, thence

N. 90°00'00" W. 113.72 feet, thence

S. 00°28'08" E. 810.20 feet, thence

S. 77°46'53" W. 225.39 feet, thence

S. 65°44'48" W. 289.65 feet, thence

S. 45°20'43" E. 240.48 feet to the right of way of N. Golden View Dr., thence along said right of way

On a curve to the left whose radius is 300.00 feet, whose length is 79.37 feet, whose delta is 15°09'31" and whose long chord bears S. 34°23'05" W. 79.14 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 35.41 feet, whose delta is 81°09'00" and whose long chord bears S. 67°22'50" W. 32.52 feet, thence

N. 72°02'40" W. 63.40 feet to the right of way of N. Golden View Ct., thence along said right of way

On a curve to the right whose radius is 275.00 feet, whose length is 94.89 feet, whose delta is 19°46'10" and whose long chord bears N. 62°09'35" W. 94.42 feet, thence

N. 52°16'31" W. 187.47 feet, thence

On a curve to the left whose radius is 325.00 feet, whose length is 29.40 feet, whose delta is 05°11'00" and whose long chord bears N. 54°52'01" W. 29.39 feet, thence leaving said right of way and following lot lines

N. 14°41'59" E. 201.18 feet, thence

N. 49°35'55" W. 361.33 feet, thence

N. 90°00'00" W. 86.79 feet, thence

S. 06°21'31" W. 204.29 feet to the right of way of N. Golden View Ct., thence along said right of way

On a curve to the right whose radius is 50.00 feet, whose length is 24.47 feet, whose delta is 28°02'14" and whose long chord bears S. 63°32'34" W. 24.22 feet, thence leaving said right of way and following lot lines

S. 77°41'40" W. 262.43 feet, thence

S. 00°29'38" E. 133.47 feet, thence

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S. 52°46'33" E. 487.52 feet, thence  
S. 60°25'30" E. 183.22 feet, thence  
S. 33°53'42" W. 183.03 feet, thence  
S. 41°18'38" E. 175.00 feet to the right of way of W. Lanktree Gulch Rd., thence along said  
right of way

On a curve to the left whose radius is 255.00 feet, whose length is 200.98 feet, whose delta is  
45°09'32" and whose long chord bears S. 19°51'07" W. 195.82 feet, thence

On a curve to the right whose radius is 220.00 feet, whose length is 406.42 feet, whose delta is  
105°50'49" and whose long chord bears S. 50°11'45" W. 351.05 feet, thence

N. 76°52'50" W. 224.02 feet to a 1/16<sup>th</sup> line, thence along said line

N. 00°29'38" W. 68.88 feet to the POINT OF BEGINNING.

CONTAINS 97.49 ACRES MORE OR LESS

**PROPERTY DESCRIPTION – PARCEL 6**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Sections 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

S. 00°59'37" W. 1322.19 feet to a 1/16<sup>th</sup> corner of said section 32, thence along a 1/16<sup>th</sup> line

N. 89°56'35" E. 2181.41 feet to THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 31°41'43 W. 119.00 feet, thence

S. 89°56'41" E. 432.18 feet thence

N. 00°29'37" W. 305.32 feet, thence

N. 15°36'45" W. 214.17 feet, thence

N. 31°41'42" W. 357.37 feet, thence

N. 24°17'27" W. 219.07 feet to a point on the south right of way of W. Lanktree Gulch Rd., thence along said right of way

On a curve to the right whose radius is 320.00 feet, whose length is 100.54 feet, whose delta is 42°12'51" and whose long chord bears N. 62°50'41" E. 100.13 feet, thence leaving said right of way and following lot lines

S. 24°17'27" E. 217.60 feet, thence

S. 31°41'40" E. 172.94 feet, thence

S. 82°18'21" E. 464.71 feet, thence

N. 80°43'52" E. 193.30 feet, thence



N. 01°20'06" E. 325.52 feet to a point on the south right of way of W. Lanktree Gulch Rd.,  
thence along said right of way

N. 64°08'00" E. 161.16 feet, thence leaving said right of way and following lot lines

S. 14°01'37" E. 336.07 feet, thence

S. 31°14'29" E. 600.09 feet, thence

S. 20°43'48" W. 364.14 feet to a 1/16<sup>th</sup> line , thence

S. 89°56'35" W. 1368.66 feet to the POINT OF BEGINNING.

CONTAINS 22.52 ACRES MORE OR LESS

**PROPERTY DESCRIPTION – PARCEL 7**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Sections 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

S. 00°59'37" W. 1322.19 feet to a 1/16<sup>th</sup> corner of said section 32, thence along a 1/16<sup>th</sup> line

N. 89°56'35" E. 3978.28 feet to a 1/16<sup>th</sup> corner, thence

N. 89°50'03" E. 431.67 feet THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 37°34'33" W. 453.49 feet, thence

N. 82°12'10" E. 156.47 feet, thence

N. 29°31'40" W. 376.78 feet, thence

N. 79°15'03" E. 129.08 feet, thence

N. 79°13'47 "E. 236.44 feet, thence

N. 35°29'24 E. 664.08 feet to a point on the right of way of N. Echo Summit Way, thence along said right of way

On a curve to the left whose radius is 530.00 feet, whose length is 390.49 feet, whose delta is 42°12'51" and whose long chord bears S. 35°27'08" E. 381.72 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 37.01 feet, whose delta is 84°49'52" and whose long chord bears S. 14°08'37" E. 33.73 feet, thence along the right of way of N. Echo Summit Pl.

S. 28°16'19" W. 179.78 feet, thence



On a curve to the left whose radius is 225.00 feet, whose length is 112.87 feet, whose delta is 28°44'27" and whose long chord bears S. 13°54'06" W. 111.69 feet, thence leaving said right of way and following lot lines

N. 57°12'23" W. 219.55 feet, thence

S. 34°06'32" W. 296.81 feet, thence

S. 67°57'49" W. 169.81 feet, thence

S. 07°56'01" W. 287.53 feet, thence

S. 35°52'14" E. 162.17 feet, thence

N. 89°50'03" E. 637.33 feet, thence

N. 58°58'54" E. 164.38 feet, thence

S. 00°15'39" E. 184.30 feet to a 1/16<sup>th</sup> line, thence along said line

S. 89°50'03" W. 881.04 feet to the POINT OF BEGINNING

CONTAINS 10.93 ACRES



**PROPERTY DESCRIPTION – PARCEL 8**

**HILLSDALE ESTATES ANNEXATION**

A parcel of land in Section 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lot 39, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, thence along a  $\frac{1}{16}$ <sup>th</sup> line

S. 89°42'51" W. 3090.64 feet to the POINT OF BEGINNING, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line

S. 00°00'00" E. 106.52 feet to the North right of way line of W. DEEP CANYON DR., thence along said right of way

On a curve to the left whose radius is 305.00 feet, whose length is 208.82 feet, whose delta is 39°13'41" and whose long chord bears N. 70°23'09" W. 204.77 feet, thence

N. 90°00'00" W. 736.47 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 59.51 feet, whose delta is 06°26'00" and whose long chord bears S. 86°47'00" W. 59.48 feet, thence

S. 83°34'00" W. 277.61 feet, thence

On a curve to the left whose radius is 230.00 feet, whose length is 86.22 feet, whose delta is 21°28'44" and whose long chord bears S. 72°49'38" W. 85.72 feet, thence leaving said right of way and following lot lines

N. 29°22'33" W. 106.34 feet to the North boundary of Hillsdale Estates and said  $\frac{1}{16}$ <sup>th</sup> line, thence along said  $\frac{1}{16}$ <sup>th</sup> line

N. 89°56'34" E. 529.35 feet to a  $\frac{1}{16}$ <sup>th</sup> corner, thence

N. 89°42'51" E. 869.32 feet to the POINT OF BEGINNING



**PROPERTY DESCRIPTION – PARCEL 1**

**STAR RIDGE ANNEXATION**

A parcel of land in Sections 25, T. 5 N., R 2 W., Boise meridian, CANYON County, Idaho, including lot 1 AND 10, BLOCK 3, STAR RIDGE ESTATES, according to the official plats of Star Ridge Estates subdivisions thereof, filed in the records of Canyon County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 25, T. 5 N., R. 2 W., Boise meridian and the East ¼ corner of section 25, T. 5 N., R. 2 W., Boise meridian, bearing N. 00°00'40" W.

Commencing at the section corner common to sections 25 and 36, T. 5 N., R. 2 W and sections 30 and 31, T. 5 N., R. 1 W., Boise meridian, thence along the east section line of section 25,

N. 00°00'40" W. 980.20 feet the POINT OF BEGINNING, thence leaving the section line

N. 51°02'25" W. 545.44 feet, thence

S. 75°09'06" W. 908.92 feet, thence

S. 61°28'30" W. 432.10 feet, thence

S. 76°55'25" W. 319.27 feet, thence

S. 63°46'02" W. 397.82 feet, thence

S. 45°10'13" W. 482.09 feet, thence

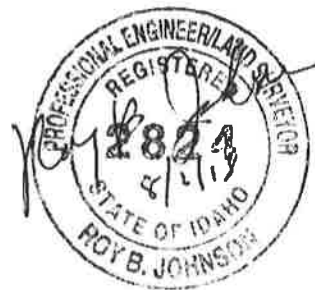
S. 26°26'09" E. 267.89 feet to the North right of way of Purple Sage Road, thence along said right of way

S. 89°28'00" W. 391.28 feet, thence

On a curve to the left whose radius is 970.00 feet, whose length is 89.82 feet, whose delta is 5°18'21" and whose long chord bears N. 87°52'50" W. 89.79 feet, thence

N. 85°13'40" W. 156.50 feet, thence

On a curve to the right whose radius is 30.00 feet, whose length is 62.30 feet, whose delta is 118°59'36" and whose long chord bears N. 25°43'52" W. 51.70 feet, thence leaving said right of way and continuing along the right of way of Deep Canyon Drive



On a curve to the left whose radius is 135.22 feet, whose length is 82.70 feet, whose delta is 35°02'36" and whose long chord bears N. 43°57'38" E 81.42 feet, thence  
N. 54°09'21" E. 126.41 feet, thence

On a curve to the left whose radius is 290.00 feet, whose length is 206.26 feet, whose delta is 40°46'47" and whose long chord bears N. 33°46'47" E 201.94 feet, thence

N. 13°24'14" E. 192.03 feet, thence leaving said right of way and following lot lines

S. 63°19'36" E. 228.07 feet, thence

N. 27°04'39" E. 233.50 feet, thence

N. 20°31'21" E. 211.32 feet, thence

N. 51°16'00" E. 178.36 feet, thence

N. 02°15'31" W. 180.29 feet to the right of way of Deep Canyon Drive, thence along said right of way

On a curve to the right whose radius is 870.00 feet, whose length is 25.02 feet, whose delta is 01°38'52" and whose long chord bears N. 64°44'21" E. 25.02 feet, thence

N. 65°33'48" E. 37.07 feet, thence leaving said right of way and continuing along lot lines

S. 47°46'39" E. 271.83 feet, thence

N. 69°24'36" E. 511.92 feet, thence

N. 16°27'06" E. 352.48 feet, thence

S. 65°13'59" E. 179.37 feet, thence

N. 36°05'43" E. 228.61 feet, thence

N. 34°25'28" W. 343.51 feet, thence

N. 13°18'43" W. 382.57 feet, thence

On a curve to the right whose radius is 270.00 feet, whose length is 154.67 feet, whose delta is 32°49'23" and whose long chord bears N. 75°06'27" E. 152.57 feet, thence

S. 89°57'33" E. 78.11 feet, thence

S. 01°02'37" W. 149.34 feet, thence

S. 34°39'59" E. 202.05 feet, thence

S. 63°31'13" E. 224.40 feet, thence

N. 59°51'17" E. 233.37 feet, thence

N. 09°03'42" E. 251.40 feet, thence

S. 69°41'02" E. 220.82 feet, thence

N. 34°52'51" E. 215.81 feet, thence

N. 04°20'39" W. 223.14 feet to the right of way of Deep Canyon Drive, thence along said right of way

On a curve to the right whose radius is 968.77 feet, whose length is 57.11 feet, whose delta is 03°22'39" and whose long chord bears N. 71°16'23" E 57.10 feet, thence

N. 72°57'35" E. 144.75 feet, thence leaving said right of way and continuing along lot lines

S. 03°22'55" W. 349.62 feet to the right of way of Desert Springs Circle, thence along said right of way

On a curve to the left whose radius is 205.00 feet, whose length is 276.67 feet, whose delta is 77°19'39" and whose long chord bears S. 15°21'45" W 256.15 feet, thence

On a curve to the right whose radius is 15.00 feet, whose length is 17.10 feet, whose delta is 65°19'55" and whose long chord bears S. 09°21'53" W 16.19 feet, thence

S. 42°01'50" W. 445.74 feet, thence

On a curve to the right whose radius is 50.00 feet, whose length is 42.05 feet, whose delta is 48°11'23" and whose long chord bears S. 66°07'32" W 40.82 feet, thence

On a curve to the left whose radius is 70.00 feet, whose length is 147.04 feet, whose delta is 120°21'10" and whose long chord bears S. 30°02'38" W 121.46 feet, thence leaving said right of way and continuing along lot lines

S. 36°10'06" W. 143.49 feet, thence

S. 43°15'43" E. 206.01 feet, thence

N. 48°21'36" E. 537.86 feet, thence

N. 71°50'25" E. 196.45 feet, thence

S. 25°25'22" E. 243.58 feet to the East section line of said section 25, thence along said section line

S. 00°00'40" E. 584.95 feet to THE POINT OF BEGINNING.

*Contains 42.53 acres more or less*

**PROPERTY DESCRIPTION – PARCEL 2**

**STAR RIDGE ANNEXATION**

A parcel of land in Sections 25, T. 5 N., R 2 W., Boise meridian, CANYON County, Idaho, being lots 16 and 17, BLOCK 2, STAR RIDGE ESTATES SUBDIVISION NO. 2, according to the official plat of Star Ridge Estates subdivisions thereof, filed in the records of Canyon County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 25, T. 5 N., R. 2 W., Boise meridian and the East  $\frac{1}{4}$  corner of section 25, T. 5 N., R. 2 W., Boise meridian, bearing N. 00°00'40" W.

Commencing at the section corner common to sections 25 and 36, T. 5 N., R. 2 W and sections 30 and 31, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of said section 25,

S. 89°19'18" W. 2642.51 feet to the South  $\frac{1}{4}$  corner of said section 25, thence continuing along the section line

S. 89°32'16" W. 697.23 feet, thence leaving said section line

N. 00°00'00" E. 116.49 feet to the North right of way of Purple Sage Road, THE POINT OF BEGINNING, thence continuing along said right of way

N. 85°13'40" W. 502.03 feet, thence

On a curve to the right whose radius is 514.00 feet, whose length is 194.02 feet, whose delta is 21°37'37" and whose long chord bears N. 74°24'51" W. 192.87 feet, thence leaving said right of way and continuing along lot lines

N. 56°35'33" E. 222.14 feet, thence

N. 84°50'27" E. 173.48 feet, thence

N. 02°53'45" W. 198.54 feet, thence

N. 87°04'34" E. 152.92 feet, thence

N. 09°37'51" E. 127.44 feet, thence



N. 24°17'02" W. 401.54 feet, thence

S. 64°01'46" W. 238.12 feet to a point on the right of way of Purple Sage Circle, thence along said right of way

On a curve to the left whose radius is 70.00 feet, whose length is 25.18 feet, whose delta is 20°36'46" and whose long chord bears N. 29°30'13" W. 25.05 feet, thence leaving said right of way and continuing along lot lines

N. 64°01'46" E. 242.40 feet, thence

N. 19°42'17" W. 112.62 feet to the West boundary of Star Ridge Subdivision No. 2, thence along said boundary

On a curve to the left whose radius is 1465 feet, whose length is 2202.44 feet, whose delta is 86°08'12" and whose long chord bears N. 40°46'40" E. 2000.81 feet, thence

N. 89°59'02" E. 261.60 feet, thence

On a curve to the left whose radius is 1454.00 feet, whose length is 257.05 feet, whose delta is 10°07'46" and whose long chord bears S. 62°21'17" E. 256.72 feet, thence leaving said boundary line and continuing along lot lines

S. 16°52'39" W. 111.72 feet, thence

N. 59°08'33" W. 202.24 feet, thence

S. 70°26'01" W. 95.30 feet, thence

S. 31°49'36" W. 321.65 feet, thence

S. 00°23'33" E. 582.49 feet, thence

S. 49°05'19" E. 372.27 feet, thence

S. 65°33'48" W. 76.13 feet, thence

N. 65°37'03" W. 234.45 feet, thence

S. 81°16'30" W. 180.78 feet, thence

S. 12°03'40" W. 156.13 feet, thence

S. 73°42'44" W. 301.14 feet, thence

S. 11°43'03" W. 175.79 feet, thence

S. 48°16'04" E. 161.33 feet to the West right of way of Deep Canyon Drive, thence along said right of way

S. 32°55'01" W. 248.59 feet, thence

On a curve to the left whose radius is 310.00 feet, whose length is 105.58 feet, whose delta is 19°30'48" and whose long chord bears S. 23°09'37" W. 105.07 feet, thence

S. 13°24'14" W. 192.03 feet, thence

On a curve to the right whose radius is 230.00 feet, whose length is 163.59 feet, whose delta is 40°45'07" and whose long chord bears S. 33°46'07" W. 160.16 feet, thence

S. 54°09'21" W. 126.41 feet, thence

On a curve to the left whose radius is 289.08 feet, whose length is 160.71 feet, whose delta is 31°51'12" and whose long chord bears S. 38°16'52" W. 158.65 feet, thence

On a curve to the right whose radius is 30.00 feet, whose length is 37.89 feet, whose delta is 72°21'56" and whose long chord bears S. 58°35'22" W. 35.42 feet to the POINT OF BEGINNING

Contains 27.97 acres more or less

Page 3, parcel 2



**PROPERTY DESCRIPTION – PARCEL 3**

**STAR RIDGE ANNEXATION**

A parcel of land in Sections 25, T. 5 N., R 2 W., Boise meridian, CANYON County, Idaho, being lot 1, BLOCK 1, STAR RIDGE ESTATES SUBDIVISION NO. 1, according to the official plat of Star Ridge Estates subdivisions thereof, filed in the records of Canyon County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 25, T. 5 N., R. 2 W., Boise meridian and the East ¼ corner of section 25, T. 5 N., R. 2 W., Boise meridian, bearing N. 00°00'40" W.

Commencing at the section corner common to sections 25 and 36, T. 5 N., R. 2 W and sections 30 and 31, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of said section 25,

S. 89°19'18" W. 2642.51 feet to the South ¼ corner of said section 25, thence

S. 89°32'18" W. 1531.75 feet to THE POINT OF BEGINNING, thence continuing along the section line

S. 89°32'16" W. 324.40 feet, thence leaving the section line

N. 00°11'08" W. 278.19 feet to the South right of way of Purple Sage Road, thence along said right of way

N. 86°31'09" E. 75.31 feet, thence

On a curve to the right whose radius is 514.00 feet, whose length is 254.97 feet, whose delta is 28°25'16" and whose long chord bears S. 79°16'13" E. 252.36 feet, thence leaving said right of way

S. 00°32'00" E. 233.17 feet to the POINT OF BEGINNING

Contains 2.44 acres more or less



**PROPERTY DESCRIPTION – PARCEL 4**

**STAR RIDGE ANNEXATION**

A parcel of land in Sections 25, T. 5 N., R. 2 W., Boise meridian, CANYON County, Idaho, being lot 3, BLOCK 1, STAR RIDGE ESTATES SUBDIVISION NO. 1, according to the official plat of Star Ridge Estates subdivisions thereof, filed in the records of Canyon County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 25, T. 5 N., R. 2 W., Boise meridian and the East  $\frac{1}{4}$  corner of section 25, T. 5 N., R. 2 W., Boise meridian, bearing N. 00°00'40" W.

Commencing at the section corner common to sections 25 and 36, T. 5 N., R. 2 W and sections 30 and 31, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of said section 25,

S. 89°19'18" W. 2401.42 feet the POINT OF BEGINNING, thence continuing along the section line

S. 89°19'18" W. 241.09 feet to the South  $\frac{1}{4}$  corner of said section 25, thence

S. 89°32'16" W. 1266.91 feet, thence leaving the section line

N. 00°32'00" W. 112.24 feet to the South right of way of Purple Sage Road, thence along said right of way

On a curve to the left whose radius is 574.00 feet, whose length is 63.15 feet, whose delta is 06°18'13" and whose long chord bears S. 82°04'33" E. 63.12 feet, thence

S. 85°13'40" E. 788.55 feet, thence

On a curve to the left whose radius is 1030 feet, whose length is 95.38 feet, whose delta is 05°18'21" and whose long chord bears S. 87°52'50" E. 95.35 feet, thence

N. 89°28'00" E. 324.31 feet, thence

N. 89°28'00" E. 241.08 feet, thence leaving said right of way and along a lot line

S. 00°00'00" W. 26.54 feet to the POINT OF BEGINNING

Contains 1.73 acres more or less



**PROPERTY DESCRIPTION – PARCEL 5**

**STAR RIDGE ANNEXATION**

A parcel of land in Sections 25, T. 5 N., R 2 W., Boise meridian, CANYON County, Idaho, being lot 1, BLOCK 1, STAR RIDGE ESTATES SUBDIVISION NO. 1, according to the official plat of Star Ridge Estates subdivisions thereof, filed in the records of Canyon County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 25, T. 5 N., R. 2 W., Boise meridian and the East  $\frac{1}{4}$  corner of section 25, T. 5 N., R. 2 W., Boise meridian, bearing N. 00°00'40" W.

Commencing at the section corner common to sections 25 and 36, T. 5 N., R. 2 W and sections 30 and 31, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of said section 25, N. 00°00'40" W. 2637.52 feet to the East  $\frac{1}{4}$  corner of said section 25, thence

N. 00°03'56" W. 205.06 feet to the North right of way line of Deep Canyon Drive, THE POINT OF BEGINNING, thence along said right of way

On a curve to the right whose radius is 270.00 feet, whose length is 36.15 feet, whose delta is 07°40'20" and whose long chord bears S. 69°07'25" W. 36.13 feet, thence

S. 72°57'35" W. 401.40 feet, thence

On a curve to the left whose radius is 1030.00 feet, whose length is 234.12 feet, whose delta is 13°01'24" and whose long chord bears S. 66°26'53" W. 233.61 feet, thence leaving the right of way line and following the North boundary of STAR RIDGE ESTATES SUBDIVISION NO. 2

On a curve to the left whose radius is 1454 feet, whose length is 993.90 feet, whose delta is 39°09'55" and whose long chord bears N. 40°21'14" E. 974.66 feet to a point on the East section line of said section 25, thence along said right of way

S. 00°03'56" E. 518.90 feet to the POINT OF BEGINNING

Contains 2.43 acres more or less



# EXHIBIT A

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 25, T.5 N., R.2 W., B.M., CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, T.5 N., R.2 W., B.M., CANYON COUNTY, IDAHO, THENCE

- N 00°13'32" W 600.35 FEET TO A POINT, THENCE
- N 89°34'11" E 25.00 FEET TO THE POINT OF BEGINNING, THENCE
- N 00°13'32" W 3362.45 FEET TO A POINT, THENCE
- N 89°29'22" E 2619.86 FEET TO A POINT, THENCE
- N 00°13'42" W 1320.36 FEET TO A POINT, THENCE
- N 89°28'55" E 1323.66 FEET TO A POINT, THENCE
- S 00°20'32" E 1320.53 FEET TO A POINT, THENCE
- N 89°29'22" E 1326.29 FEET TO 1/8TH CORNER, THENCE
- S 00°27'25" E 593.56 FEET TO THE NORTHEAST CORNER OF STAR RIDGE ESTATES SUBDIVISION NO. 1, THENCE ALONG SAID BOUNDARY
- ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1454.92 FEET, WHOSE LENGTH IS 2590.21 FEET, WHOSE DELTA IS 102°00'16" AND WHOSE LONG CHORD BEARS S 71°42'45" W 2261.44 FEET TO A POINT, THENCE
- S 89°59'02" W 261.60 FEET TO A POINT, THENCE
- ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1455.00 FEET, WHOSE LENGTH IS 2644.27 FEET, WHOSE DELTA IS 103°25'21" AND WHOSE LONG CHORD BEARS S 49°25'04" W 2299.66 FEET TO A POINT, THENCE
- S 11°07'35" W 480.02 FEET TO A POINT, THENCE
- S 59°44'35" W 263.49 FEET TO A POINT, THENCE
- S 89°32'05" W 788.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 300.14 ACRES.



## V & M BOUNDARY

DRAWN BY: R.B.J.	DATE 4-11-06	PROJECT:
CK'D. BY: R.B.J.	SCALE 1"=800'	EXHIBIT "A" DESCRIPTION
APPROVED		
<small>F:\JOHNSON MASTER FILE\WILLOWBROOK\HILL STARRIDGE AREAS\HILLSTAR4-TV &amp; M STAR 405.dwg, 8/5/2014 6:41:06 PM, 1491.17</small>		DRAWING NAME
		HILL\STAR4-7\V&MSTAR
		SHEET ___ OF ___

A PORTION OF SEC. 25, T.5N., R.2W., B.M.  
CANYON COUNTY, IDAHO

PARCEL 1 WAGNER SECTION 35

A PORTION OF SECTION 35, T.5 N., R.2 W., B.M., CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, T.5 N., R.2 W., B.M., CANYON COUNTY, IDAHO, THENCE

S 00°09'11" E 25.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, THENCE

THENCE CONTINUING ALONG THE SECTION LINE (THE BASIS OF BEARING)

S 00°09'11" E 1293.45 FEET, THENCE

S 89°37'26" W 1325.35 FEET TO A POINT, THENCE

S 00°12'39" E 1230.35 FEET TO A POINT, THENCE

S 44°49'31" W 39.76 FEET TO A POINT, THENCE

S 00°10'29" E 59.96 FEET TO A POINT, THENCE

S 89°36'18" W 1295.93 FEET TO A 1/16th CORNER, THENCE

S 00°16'04" E 823.94 FEET TO A POINT, THENCE

S 89°36'19" W 30.00 FEET TO A POINT, THENCE

N 00°16'.4" W 96.40 FEET TO A 1/16th CORNER, THENCE

N 68°45'11" W 309.51 FEET TO A POINT THENCE

N 38°14'12" W 312.41 FEET TO A POINT,

S 46°04'39" W 663.98 FEET TO A POINT

S 89°36'13" W 1629.54 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KINSBURY ROAD, THENCE ALONG SAID RIGHT OF WAY

N 00°24'09" W 824.53 FEET TO A POINT

N 00°24'40" W 1319.21 FEET, THENCE LEAVING SAID RIGHT OF WAY

N 89°37'33" E 320.68 FEET TO A POINT

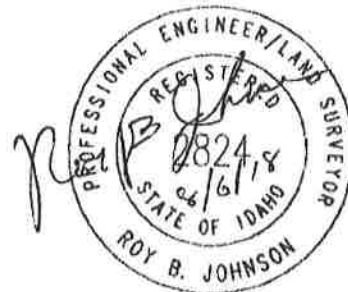
N 00°24'12" W 226.93 FEET TO THE SOUTH RIGHT OF WAY OF PURPLE SAGE ROAD, THENCE ALONG SAID RIGHT OF WAY

N 89°38'39" E 2308.41 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35, THENCE

N 89°37'29" E 1326.30 FEET TO A POINT

N 89°37'34" E 1328.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 319.19 ACRES MORE OR LESS



PARCEL 2 WAGNER SECTION 34

A PORTION OF SECTION 34, T.5 N., R.2 W., B.M., CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, T.5 N., R.2 W., B.M., CANYON COUNTY, IDAHO, THENCE

S 00°24'25" E 25.00 FEET ALONG THE SECTION LINE,  
(THE BASIS OF BEARING)

THENCE LEAVING THE SECTION LINE

S 89°46'47" W 25.00 FEET TO A POINT IN SECTION 34 ON THE WEST RIGHT OF WAY OF KINSBURY ROAD, THE POINT OF BEGINNING, THENCE ALONG THE RIGHT OF WAY AND 25 FEET WEST OF THE SECTION LINE

S 00°24'25" E 1294.34 FEET TO A POINT, THENCE LEAVING THE RIGHT OF WAY

S 89°43'14" W 1295.95 FEET TO A 1/16th CORNER, THENCE

S 00°24'09" E 558.11 FEET TO A POINT, THENCE

S 89°51'02" W 390.00 FEET TO A POINT, THENCE

S 00°23'59" E 762.40 FEET TO A 1/16th CORNER, THENCE

S 89°39'40" W 1319.87 FEET TO A 1/16th CORNER ON THE MIDSECTION LINE OF SAID SECTION 34, THENCE ALONG SAID

MIDSECTION LINE

N 00°25'55" W 1008.51 FEET TO A POINT, THENCE LEAVING THE MIDSECTION LINE

S 71°46'38" E 61.29 FEET TO A POINT

N 36°59'09" E 98.63 FEET TO A POINT

N 81°52'13" E 52.72 FEET TO A POINT

S 71°48'58" E 102.94 FEET TO A POINT

N 50°38'46" E 77.12 FEET TO A POINT

N 37°48'47" E 81.29 FEET TO A POINT

N 43°24'23" W 11.02 FEET TO A POINT

N 64°59'36" W 36.97 FEET TO A POINT

N 35°35'30" E 86.89 FEET TO A POINT

N 52°07'58" E 172.68 FEET TO A 1/16th LINE, THENCE ALONG SAID LINE

S 89°46'39" W 525.16 FEET TO THE MIDSECTION LINE OF SAID SECTION 34, THENCE ALONG SAID MIDSECTION LINE

N 00°23'26" W 756.40 FEET, THENCE LEAVING THE MIDSECTION LINE

S 86°43'47" E 220.69 FEET TO A POINT

N 53°16'50" E 180.60 FEET TO A POINT

N 32°53'59" E 60.82 FEET TO A POINT

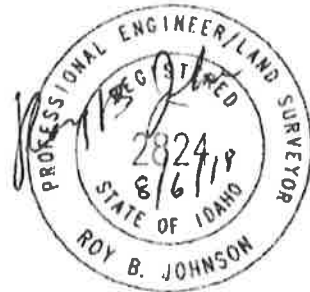
N 07°09'41" W 277.41 FEET TO A POINT

N 20°36'04" E 70.29 FEET TO A POINT

N 42°05'54" E 72.14 FEET TO A POINT ON THE RIGHT OF WAY LINE OF PURPLE SAGE ROAD, THENCE ALONG SAID RIGHT OF WAY LINE

N 89°46'47" E 2175.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 105.75 ACRES MORE OR LESS



PARCEL 3 WAGNER SECTION 26

A PORTION OF SECTION 26, T.5 N., R.2 W., B.M., CANYON COUNTY,  
IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, T.5 N., R.2  
W., B.M., CANYON COUNTY, IDAHO, THENCE

N 00°14'02" W 25.00 FEET ALONG THE SECTION LINE  
(THE BASIS OF BEARING), THENCE

S 89°37'34" W 25.00 FEET TO THE RIGHT OF WAY INTERSECTION  
OF BLESINGER AND PURPLE SAGE ROADS, THE POINT OF  
BEGINNING, THENCE

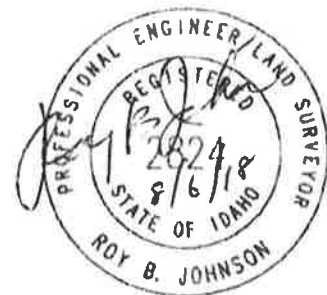
S 89°37'34" W 969.88 FEET TO A POINT, THENCE

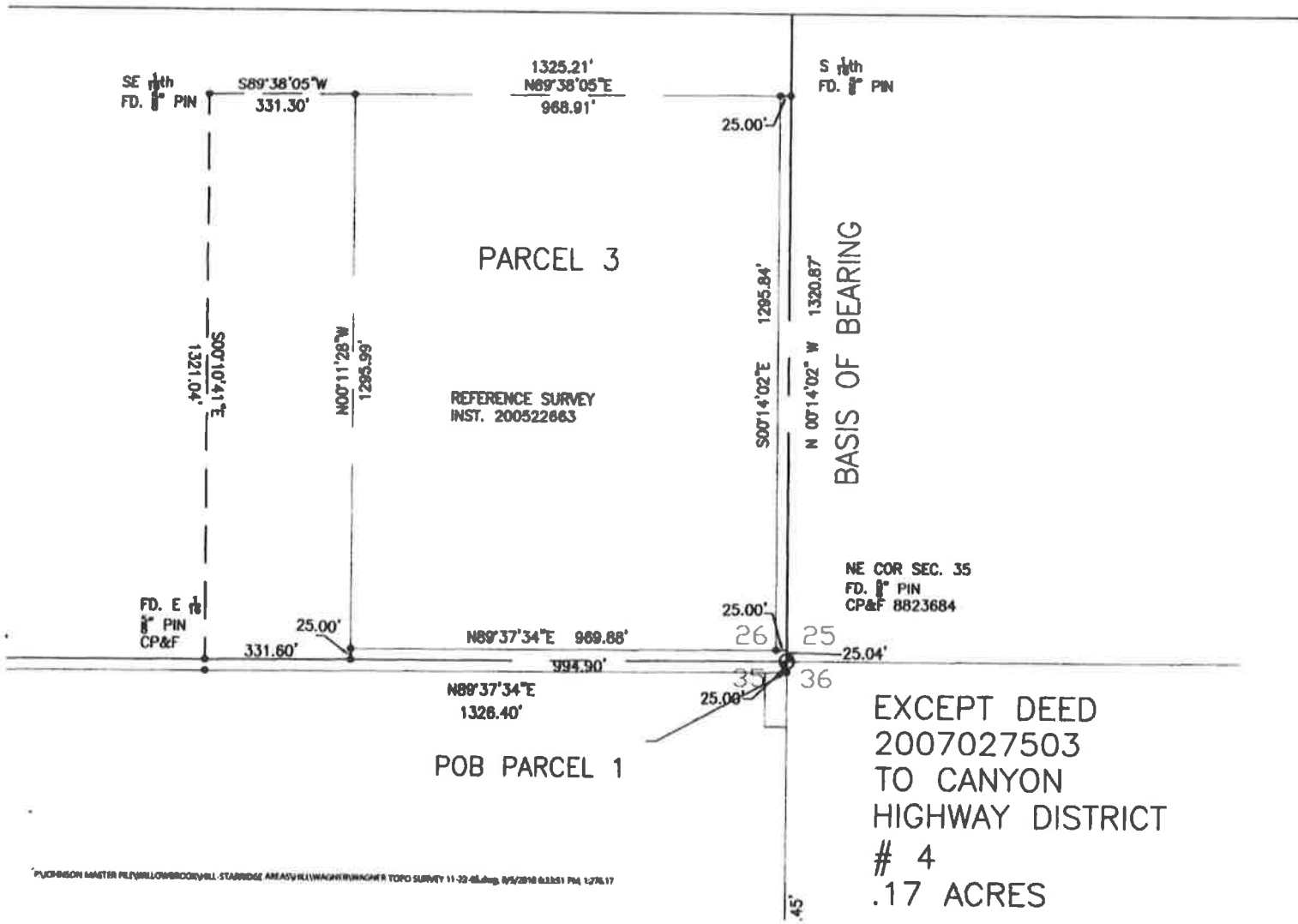
N 00°11'28" W 1295.99 FEET TO A POINT, THENCE

S 89°38'05" W 968.91 FEET TO THE WEST RIGHT OF WAY OF  
BLESSINGER ROAD, THENCE ALONG SAID RIGHT OF WAY

S 00°14'02" E 1295.84 FEET TO THE POINT OF BEGINNING.

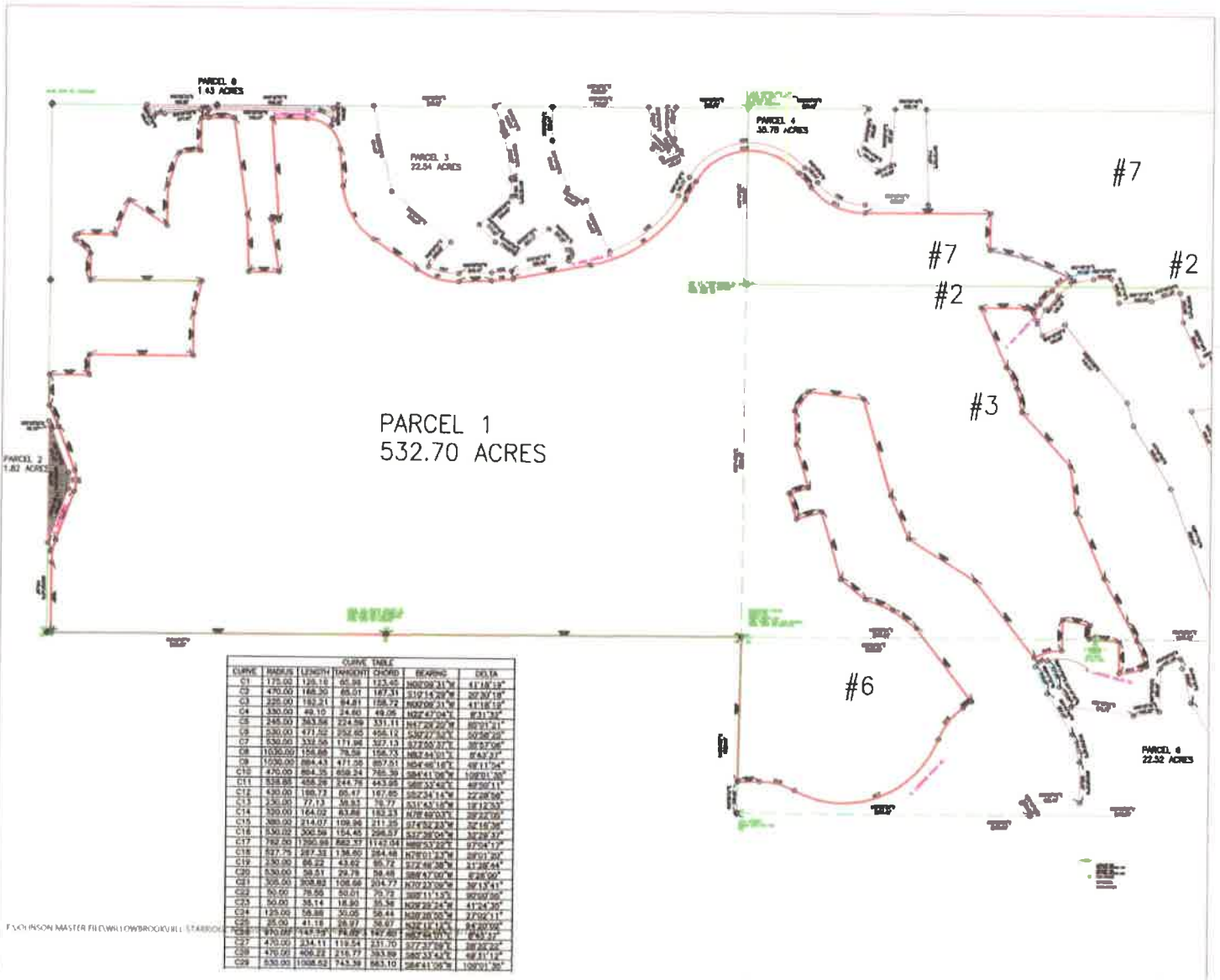
CONTAINS 28.84 ACRES MORE OR LESS



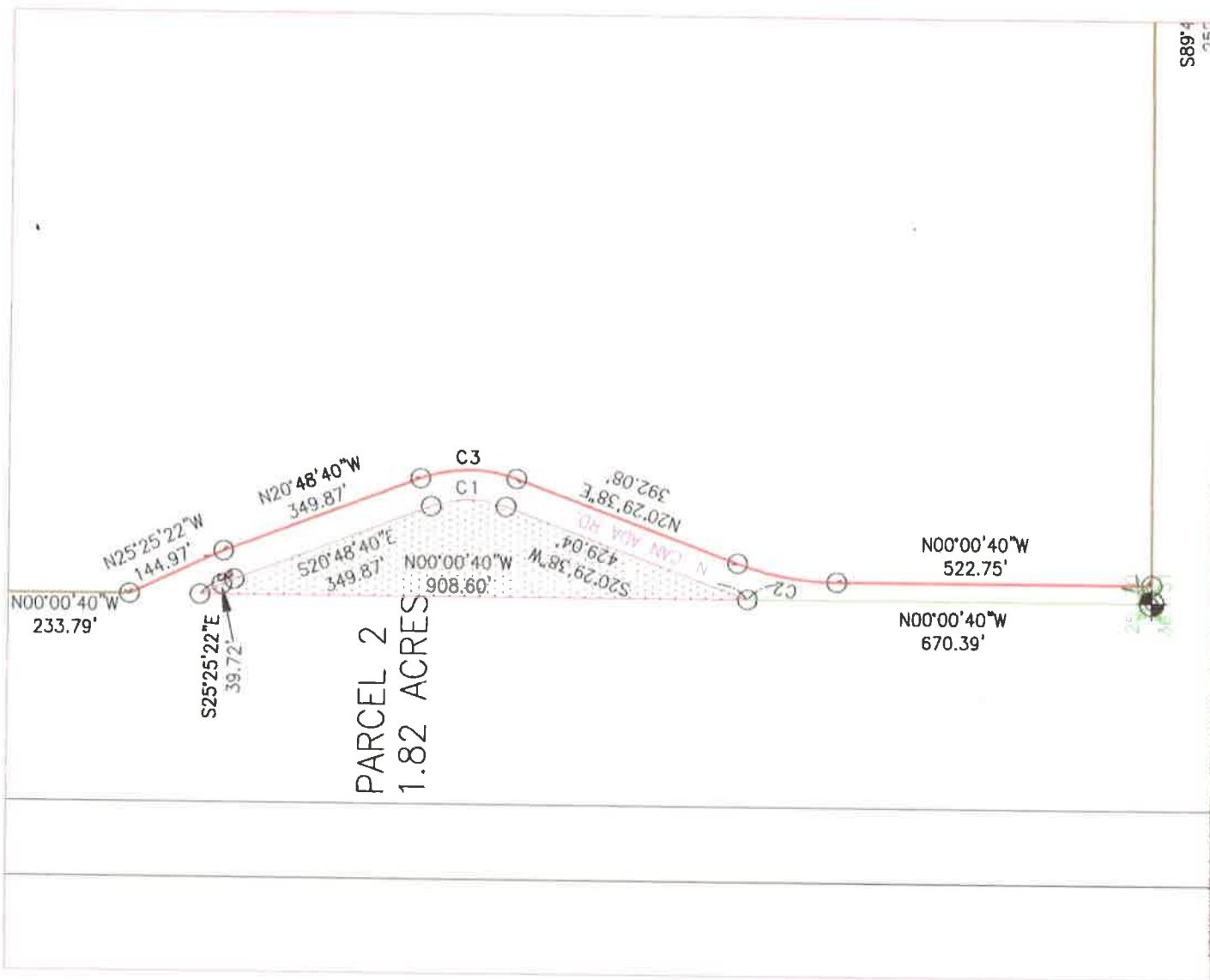




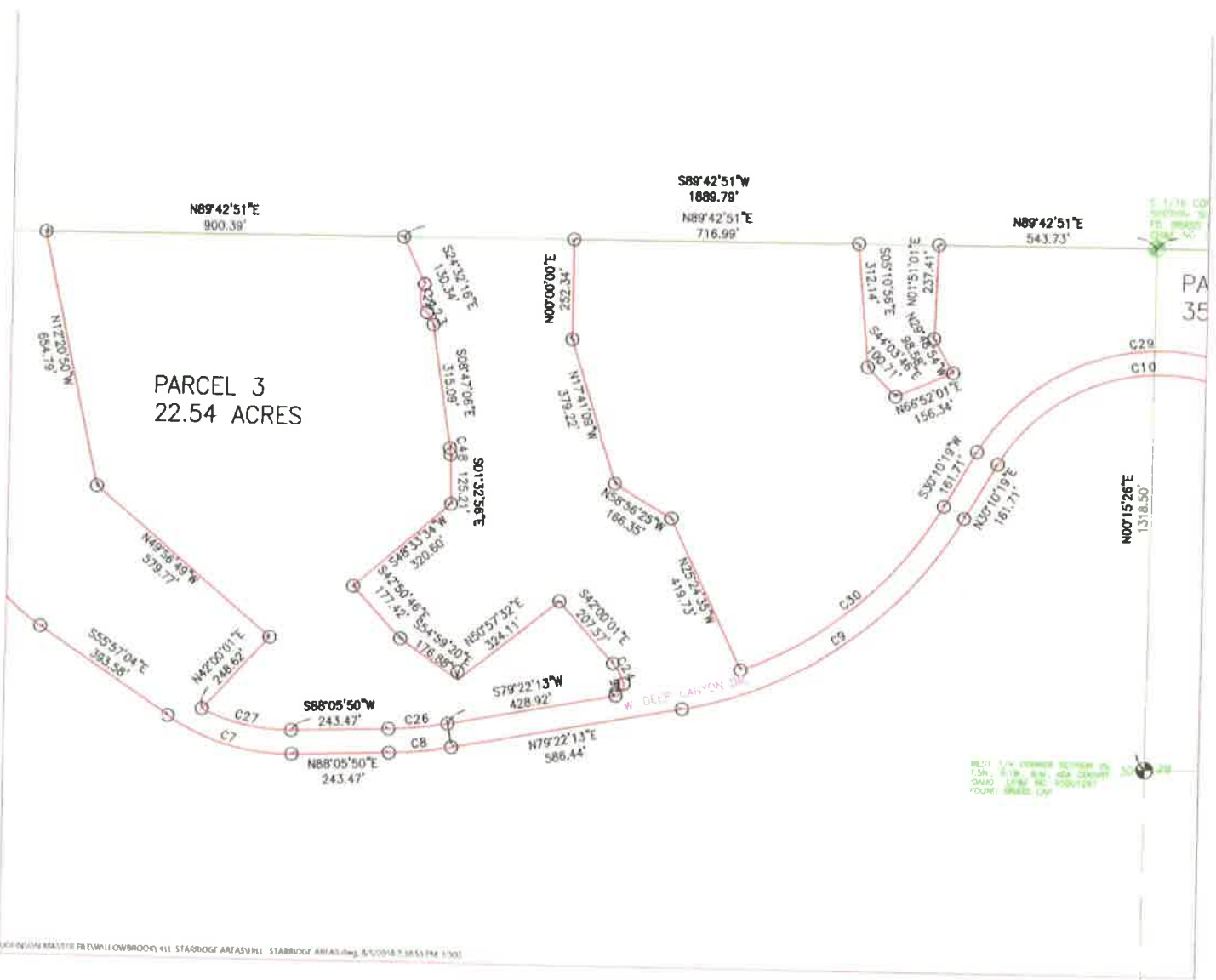




CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DATA
C1	175.00	125.16	95.98	153.65	S02029.21°W	51°18'13"
C2	470.00	166.30	65.01	187.31	S12°14.28°W	20°30'18"
C3	235.00	132.21	84.81	158.74	S02029.21°W	51°18'13"
C4	330.00	49.10	24.60	49.26	S02029.21°W	51°18'13"
C5	245.00	383.36	224.59	331.11	S81°28'20°W	02°01'21"
C6	230.00	471.52	232.95	456.12	S0227.38°E	02°38'20"
C7	530.00	326.56	171.94	327.13	S12°35.87°E	38°37'08"
C8	1030.00	154.66	76.26	156.75	S82°49'01°E	0°45'27"
C9	1030.00	884.43	471.58	887.51	S84°46'18°E	48°11'54"
C10	470.00	884.35	466.54	785.39	S84°41'08°W	102°01'30"
C11	335.85	456.36	244.78	443.26	S68°32'48°E	49°26'11"
C12	430.00	180.72	65.47	197.65	S62°54'18°W	22°28'59"
C13	230.00	77.13	38.83	76.77	S31°43'18°W	12°12'33"
C14	320.00	164.02	83.89	182.23	S12°49'00°E	28°22'00"
C15	380.00	214.07	109.89	211.35	S14°32'43°W	32°18'26"
C16	530.00	300.56	154.45	296.57	S12°38'00°E	32°28'24"
C17	762.50	1750.88	882.37	1142.04	S88°53'22°E	97°04'12"
C18	827.75	267.31	136.92	264.48	N78°01'43°W	28°01'30"
C19	240.00	98.22	43.62	95.72	S12°46'38°W	31°28'54"
C20	530.00	58.51	29.78	58.48	S88°47'00°W	0°28'00"
C21	308.00	208.82	108.68	204.77	S10°23'39°W	32°13'41"
C22	55.00	75.99	36.01	75.72	S89°11'13°E	02°00'00"
C23	50.00	38.14	18.80	37.58	S02°22'24°W	41°24'30"
C24	125.00	58.88	30.00	58.44	S02°00'00°W	27°02'11"
C25	35.00	41.18	20.97	38.97	S32°14'18°E	04°20'00"
C26	470.00	1448.59	748.89	1497.89	S82°44'01°E	38°26'24"
C27	470.00	234.11	118.24	231.70	S17°37'48°E	08°41'14"
C28	470.00	406.22	216.77	383.88	S82°53'00°E	08°41'14"
C29	530.00	1008.62	743.38	863.10	S84°41'08°W	102°01'30"



**PARCEL 3  
22.54 ACRES**



**S89°42'51\"W**  
**1889.79'**  
N89°42'51\"E  
716.99'

N89°42'51\"E  
543.73'

N00°15'28\"E  
1318.50'

**S88°05'50\"W**  
243.47'  
N88°05'50\"E  
243.47'

**S79°22'13\"W**  
428.92'  
N79°22'13\"E  
586.44'

**S42°00'01\"E**  
207.57'  
N42°00'01\"E  
248.82'

**S00°10'56\"E**  
312.14'  
N00°10'56\"E  
237.41'  
S42°03'38\"E  
156.34'  
N42°03'38\"E  
156.34'

N17°20'50\"W  
654.79'  
N89°42'51\"E  
900.39'

**N48°58'49\"W**  
579.77'  
S55°57'04\"E  
393.58'

**S42°30'46\"E**  
177.42'  
N42°30'46\"E  
178.86'

**S42°00'01\"E**  
207.57'  
N42°00'01\"E  
248.82'

**N60°56'23\"W**  
166.35'  
N25°54'35\"W  
419.73'

**N00°00'00\"E**  
252.34'  
N17°14'11\"W  
379.22'

**S08°47'08\"E**  
315.09'  
S01°32'56\"E  
301.32'56\"E  
125.21'

**N42°00'01\"E**  
248.82'

**S42°30'46\"E**  
177.42'

**S79°22'13\"W**  
428.92'

**N79°22'13\"E**  
586.44'

**S42°00'01\"E**  
207.57'

**N42°00'01\"E**  
248.82'

**S00°10'56\"E**  
312.14'

**N00°10'56\"E**  
237.41'

**S08°47'08\"E**  
315.09'

**S01°32'56\"E**  
301.32'56\"E  
125.21'

C29  
C10

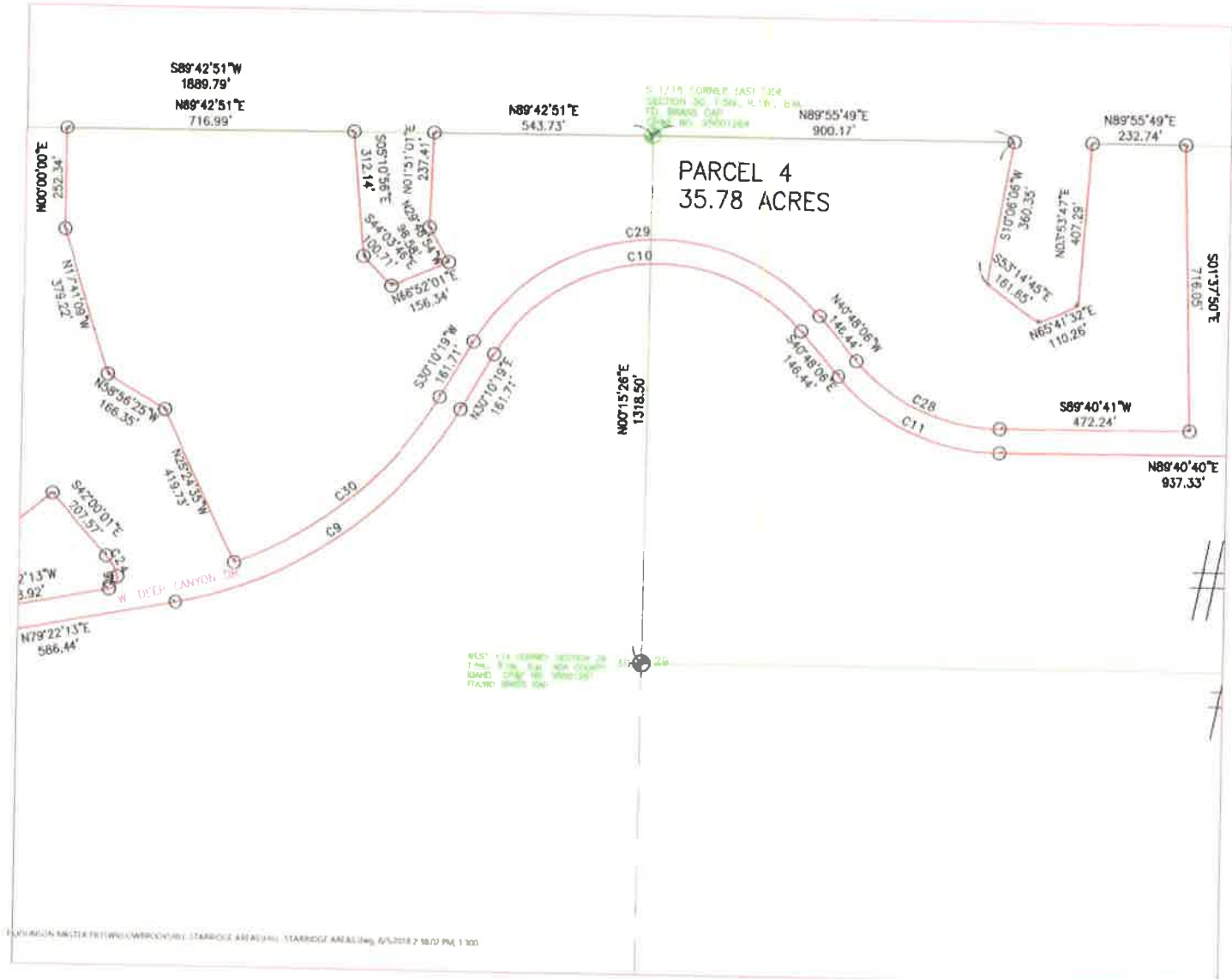
C9  
C8

C7  
C6  
C5

PA  
35

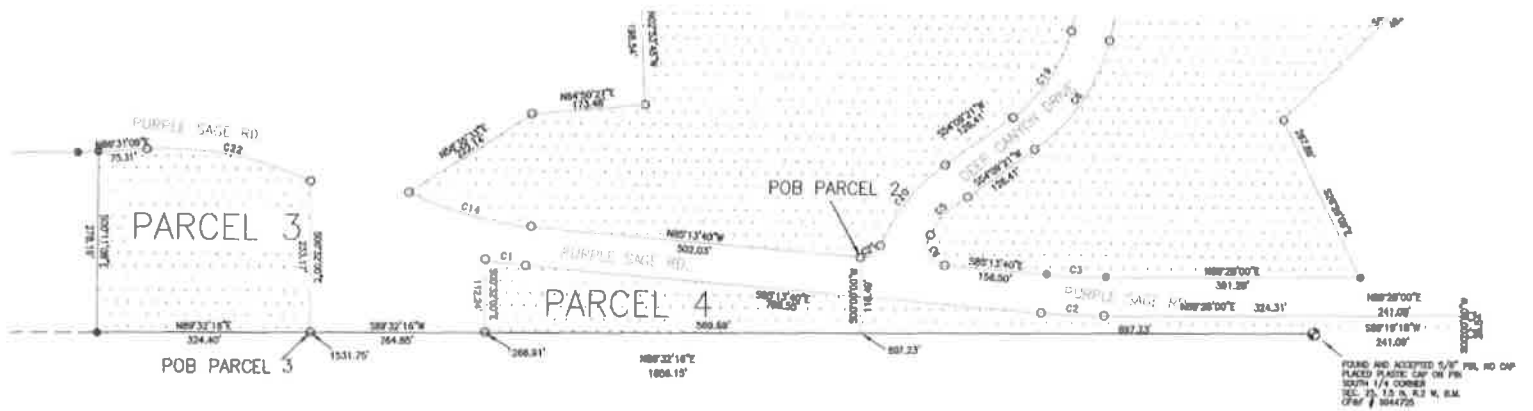
RES: 1/4 CORNER SECTION 35  
T3N R1E S10E CORNER  
DAVID LANE AC 1000128  
FOUR: 3645.00'

**PARCEL 4  
35.78 ACRES**

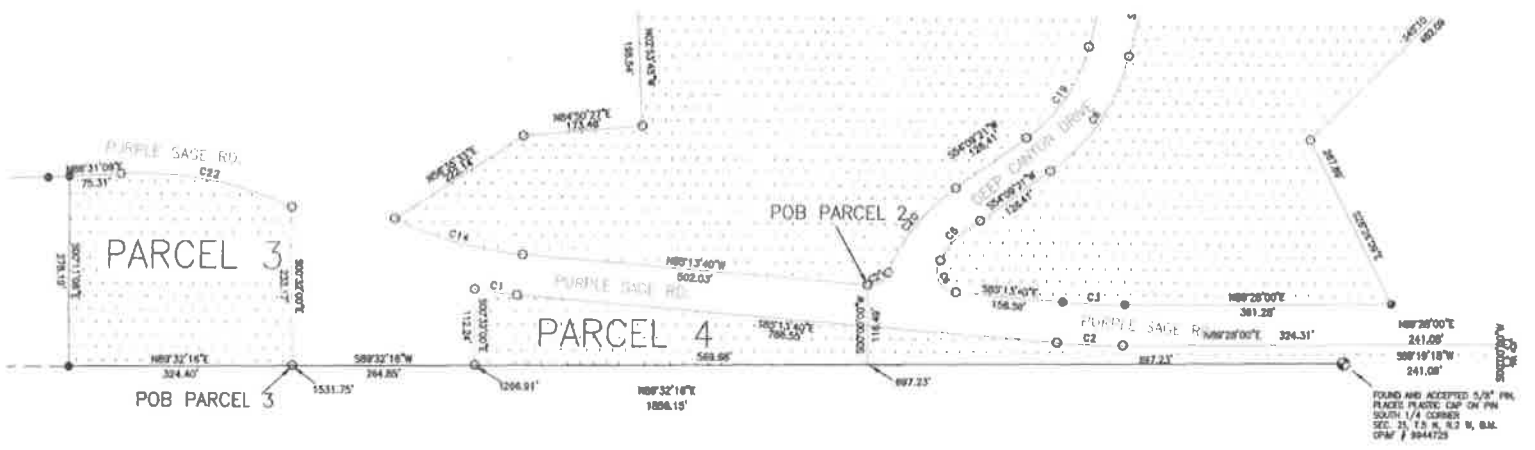




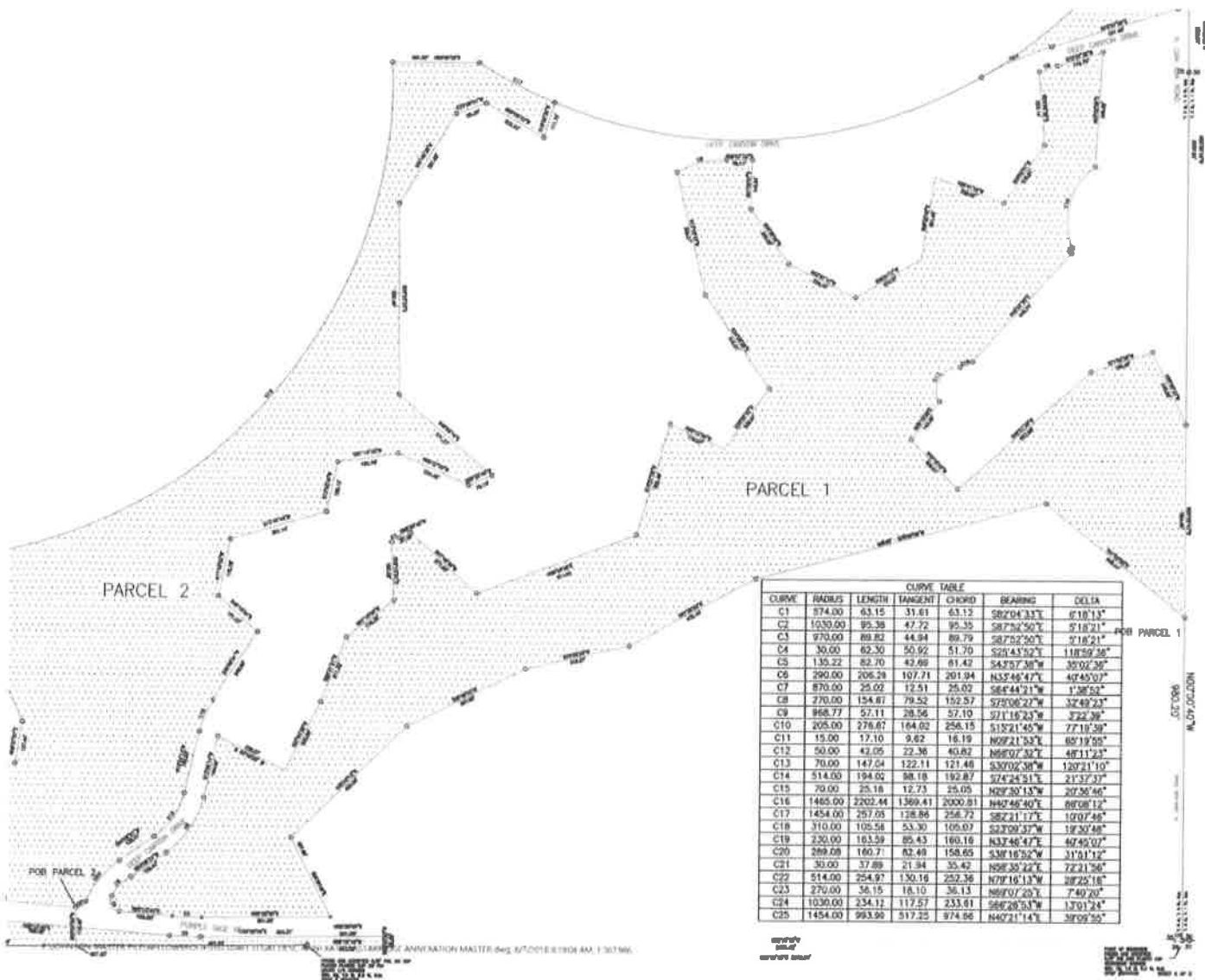










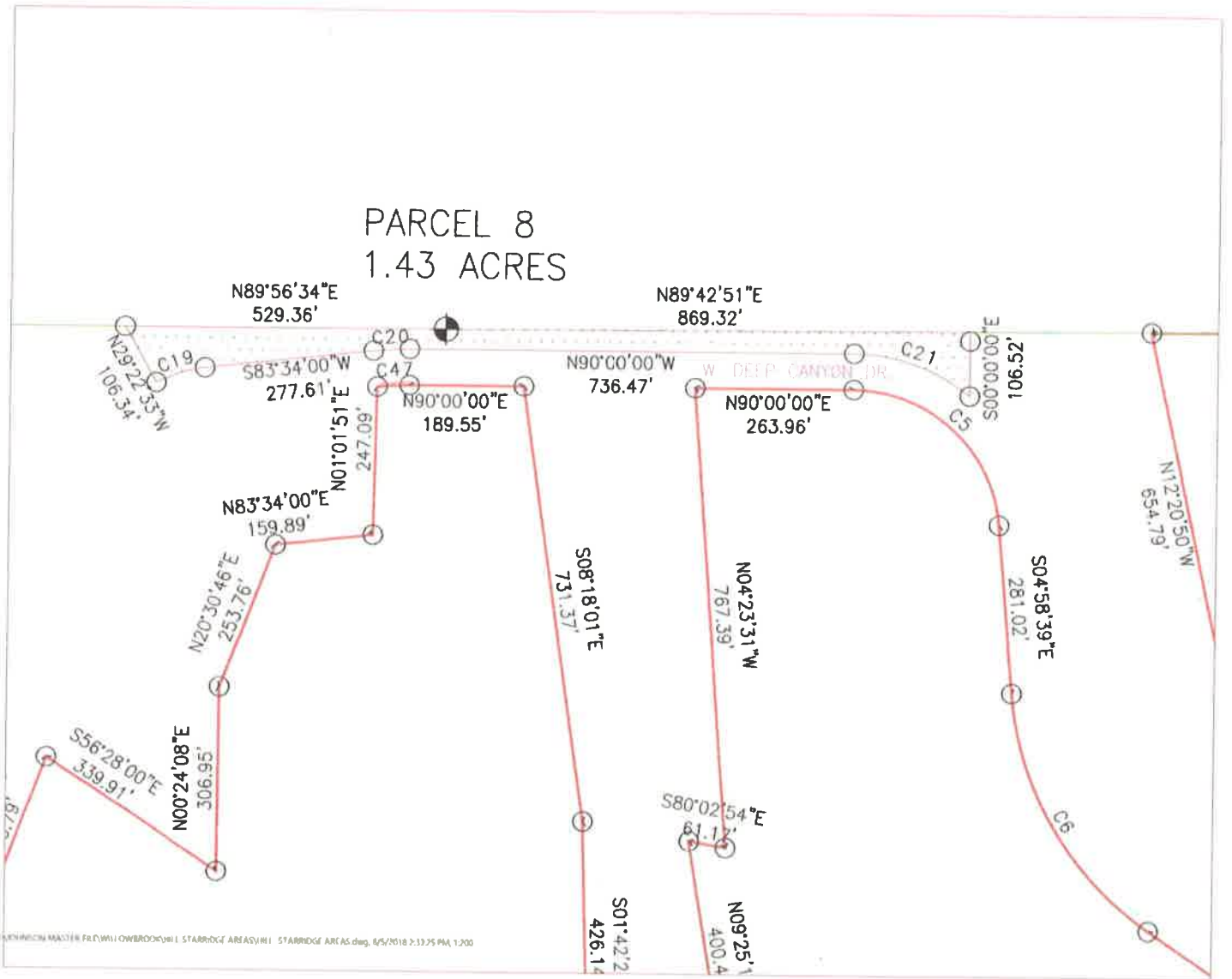


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	874.00	63.15	31.61	63.12	S82°04'31"E	618'13"
C2	1030.00	95.38	47.72	95.35	S87°52'50"E	518'21"
C3	970.00	88.82	44.94	89.79	S87°52'50"E	518'21"
C4	30.00	62.30	50.92	51.70	S28°43'52"E	118'59.38"
C5	135.22	82.70	42.69	61.42	S43°57'38"W	35'02'36"
C6	290.00	206.29	107.71	201.94	N33°46'47"E	40'45'07"
C7	870.00	25.02	12.51	25.02	S84°44'21"W	1'38'52"
C8	270.00	154.81	79.52	152.57	S75°08'22"W	32'49'23"
C9	868.77	57.11	28.56	57.10	S21°16'23"W	3'22'39"
C10	205.00	278.87	164.02	256.15	S13°21'45"W	27'19'39"
C11	15.00	12.10	9.62	16.19	N69°21'53"E	85'19'55"
C12	50.00	42.05	22.36	40.82	N66°07'32"E	48'11'23"
C13	70.00	147.04	122.11	121.46	S30°02'38"W	120'21'10"
C14	514.00	194.02	98.18	192.87	S74°25'51"E	21'37'37"
C15	70.00	25.18	12.73	25.05	N29°30'15"W	20'36'46"
C16	1465.00	2202.44	1369.41	2000.81	N40°46'40"E	85'08'12"
C17	1454.00	257.05	128.86	256.72	S82°21'17"E	10'07'46"
C18	310.00	105.56	53.30	105.07	S27°09'37"W	19'30'48"
C19	230.00	163.59	85.43	160.16	N32°46'47"E	67'45'07"
C20	289.08	160.77	82.49	158.65	S38°16'52"W	31'01'12"
C21	30.00	37.89	21.94	35.42	N59°35'22"E	22'21'36"
C22	514.00	254.97	130.18	252.36	N79°16'13"W	39'25'18"
C23	270.00	56.15	16.10	36.13	N69°07'20"E	7'40'07"
C24	1030.00	234.12	117.57	233.61	S66°26'53"W	17'01'24"
C25	1454.00	993.90	517.25	974.66	N40°21'14"E	39'09'55"

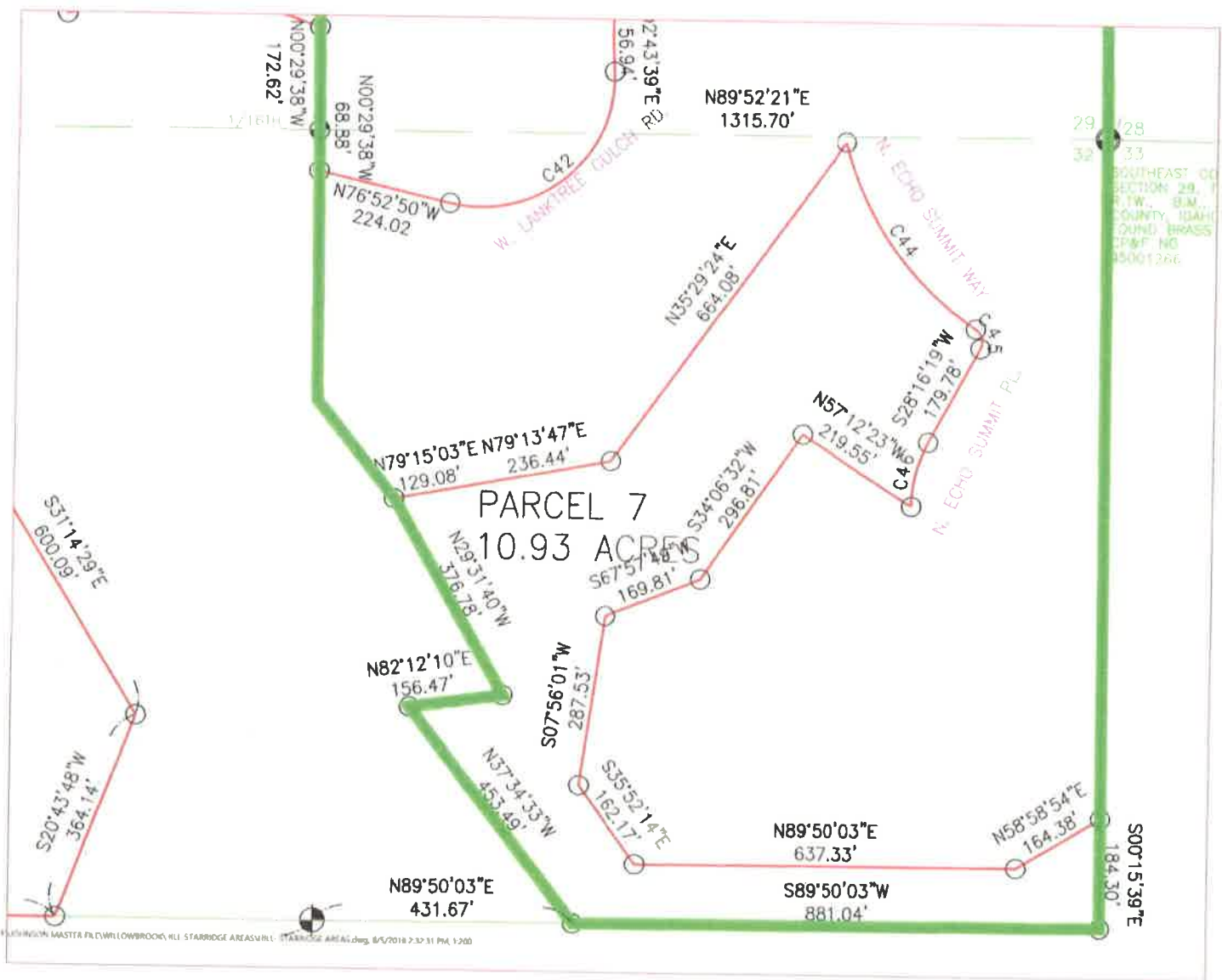
ANNEXATION MATR 642 67001 E 1904 AM 1 30' W6

3/25/2011

# PARCEL 8 1.43 ACRES



REVISION MASTER FILED WITH OWBROOKS & STARRIDGE ARCHITECTS, STARRIDGE ARCHITECTS, 4/5/2018 2:33:25 PM, 1:200



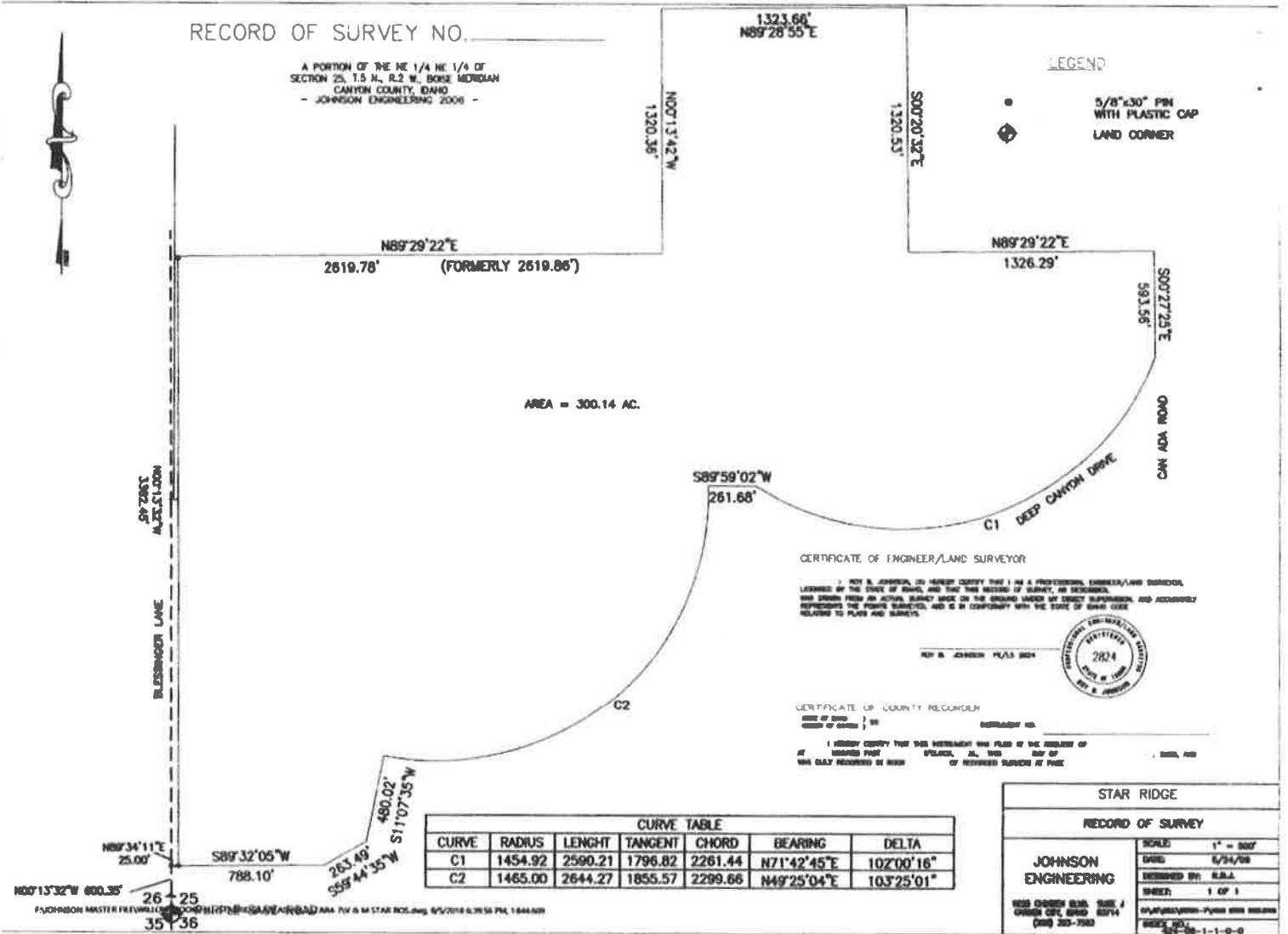


RECORD OF SURVEY NO. \_\_\_\_\_

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 25, T.5 N., R.2 W., BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
- JOHNSON ENGINEERING 2006 -

LEGEND

● 5/8"x30" PIN WITH PLASTIC CAP  
◆ LAND CORNER



AREA = 300.14 AC.

CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER/LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THE RECORD OF SURVEY, AS DESCRIBED, WAS OBTAINED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE PHYSICAL SURVEYED, AND IS IN ACCORDANCE WITH THE CODE OF BOUND CODE RELATED TO PLANS AND SURVEYS.

ROY B. JOHNSON PLS 0004



CERTIFICATE OF COUNTY RECORDER

DATE OF BOOK } IN  
BOOK OF PAGE }

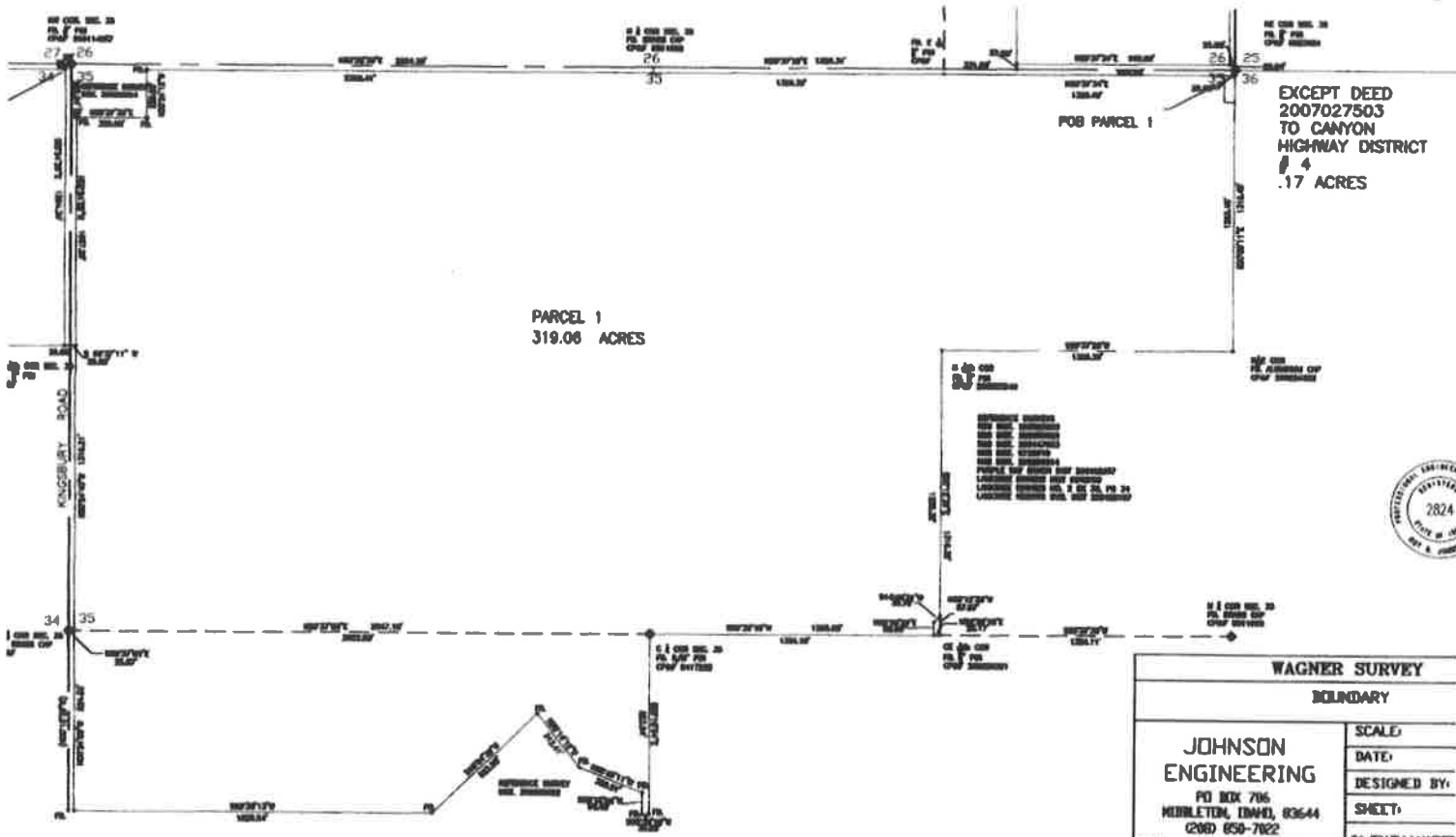
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF CANYON COUNTY, IDAHO, ON THIS DAY OF FEBRUARY 2006.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1454.92	2590.21	1796.82	2261.44	N71°42'45"E	102°00'16"
C2	1465.00	2644.27	1855.57	2299.66	N49°25'04"E	103°25'01"

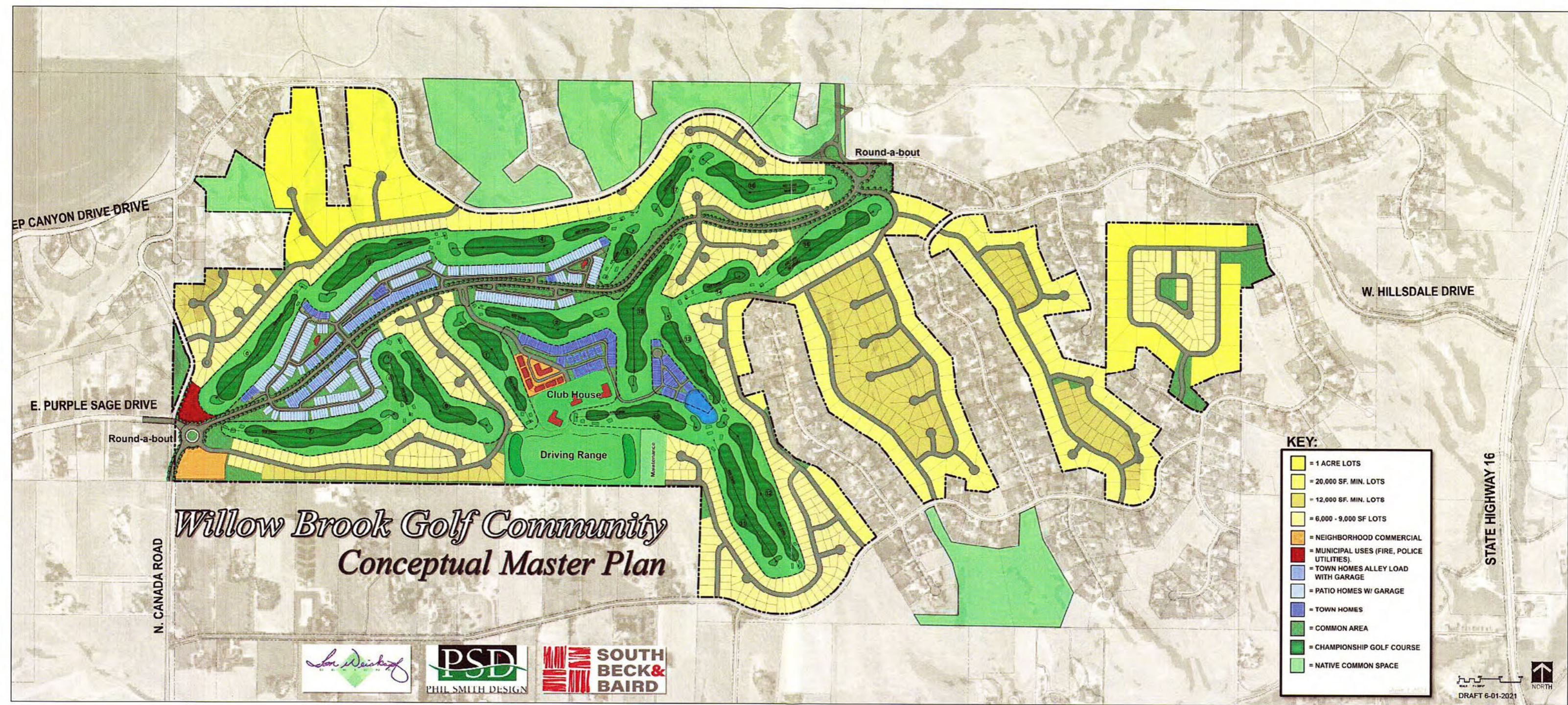
STAR RIDGE

RECORD OF SURVEY

JOHNSON ENGINEERING	SCALE: 1" = 500'
1000 CHURCH BLVD. SUITE 1	DATE: 6/24/06
OWEN, IDAHO 83714	DRAWN BY: S.B.A.
(208) 263-7563	SHEET: 1 OF 1
	PROJECT: STAR RIDGE - PLYMOUTH ROAD
	SHEET NO. 1-1-0-0







EP CANYON DRIVE DRIVE

E. PURPLE SAGE DRIVE

Round-a-bout

Round-a-bout

W. HILLSDALE DRIVE

N. CANADA ROAD

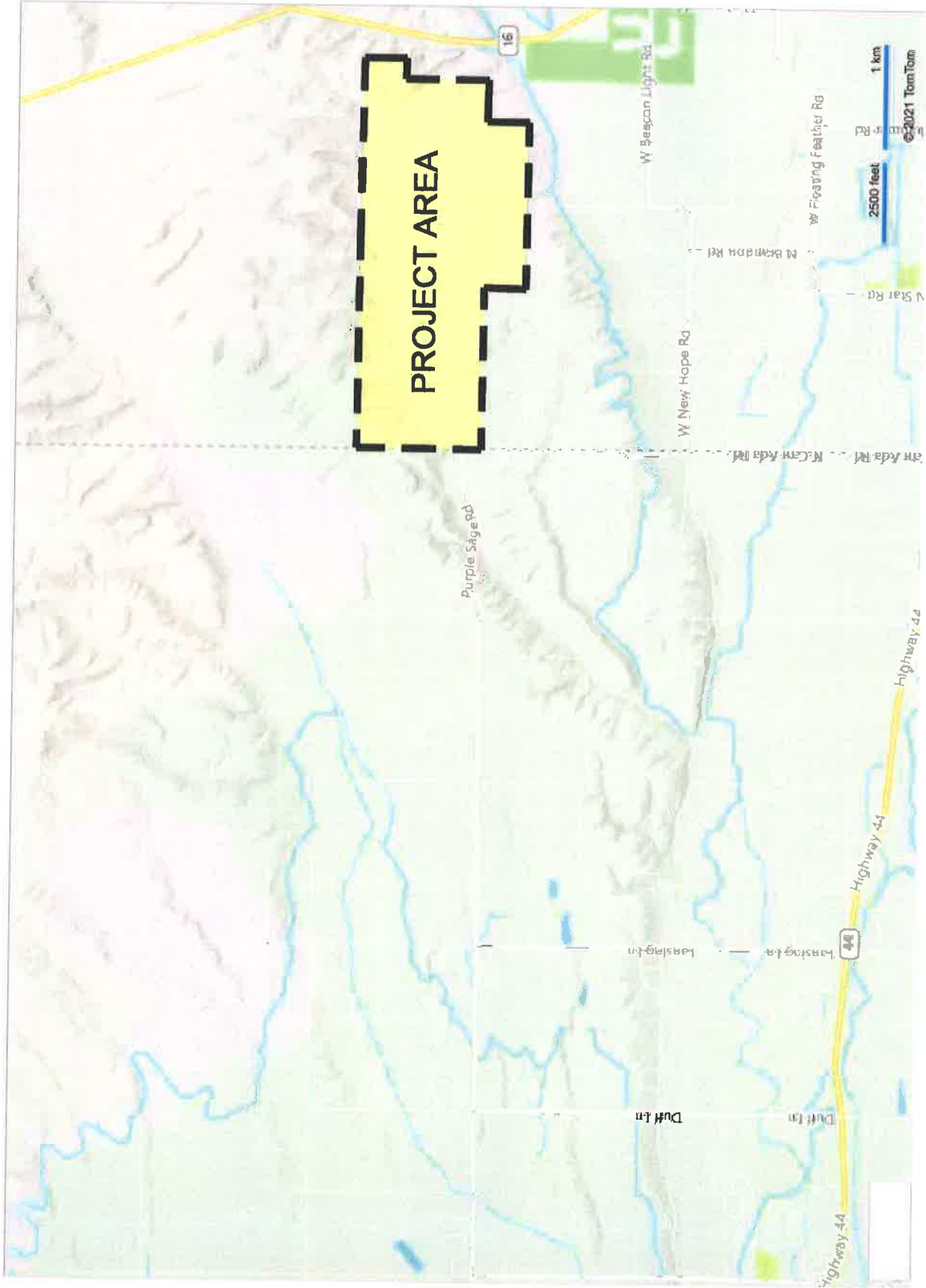
STATE HIGHWAY 16

# 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





VICINITY MAP- PLANNED UNIT DEVELOPMENT

# 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**

**MEMORANDUM**

---

**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**

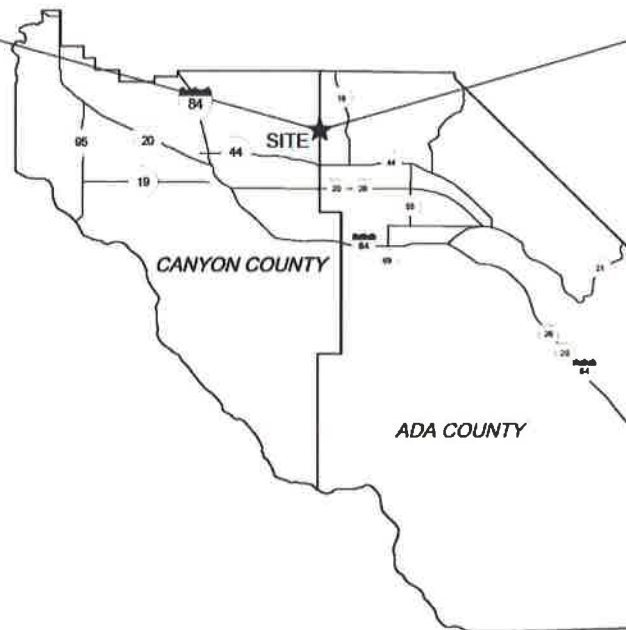
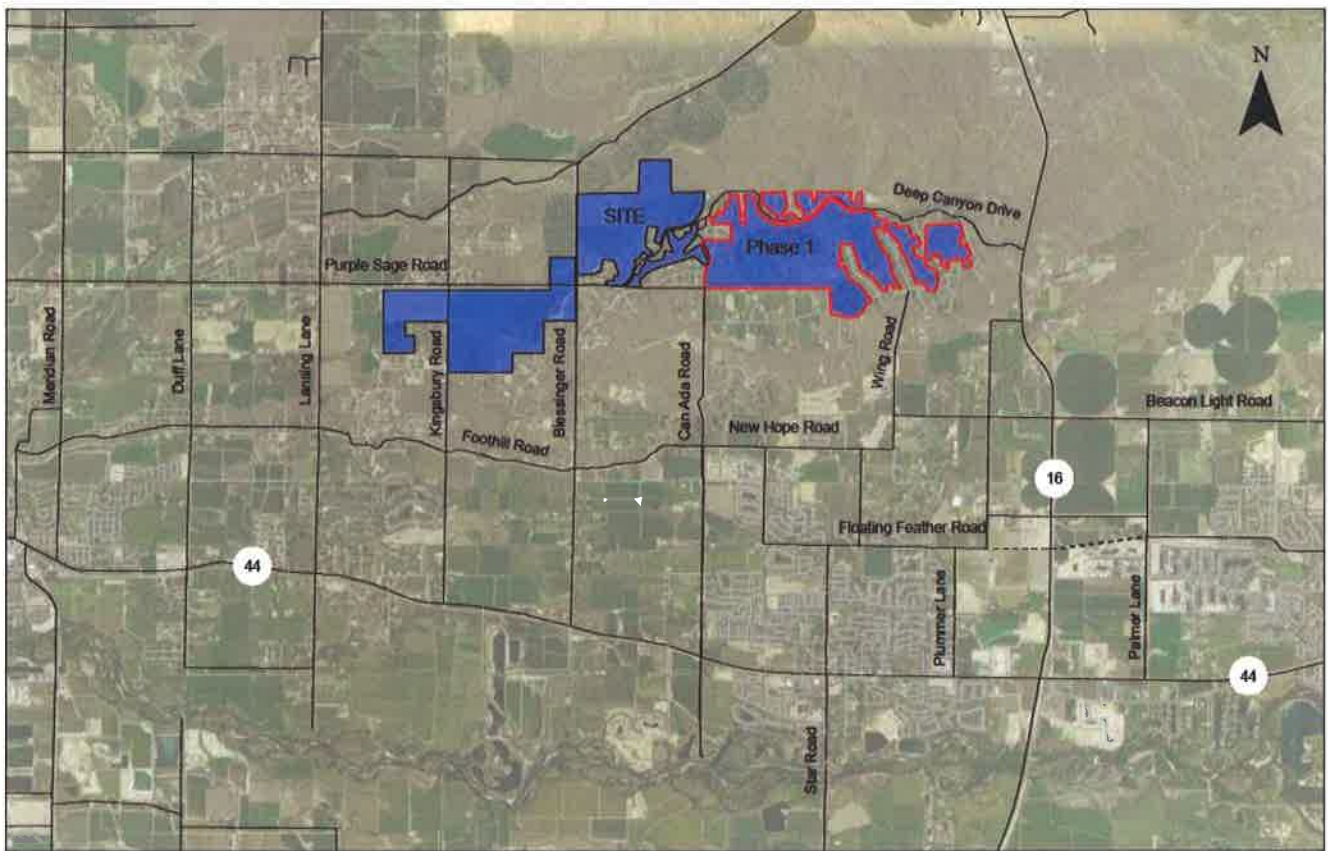
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Willowbrook Development is proposing a large multi-use development in the northern foothills of the Treasure Valley which straddles Ada and Canyon Counties. The proposed development will impact roadways owned/maintained by the Idaho Transportation 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\_31096\25407\_rgs.dwg Nov 20, 2020 - 3:35pm - jmartosan Layout Tab: Pgl\_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.







## 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

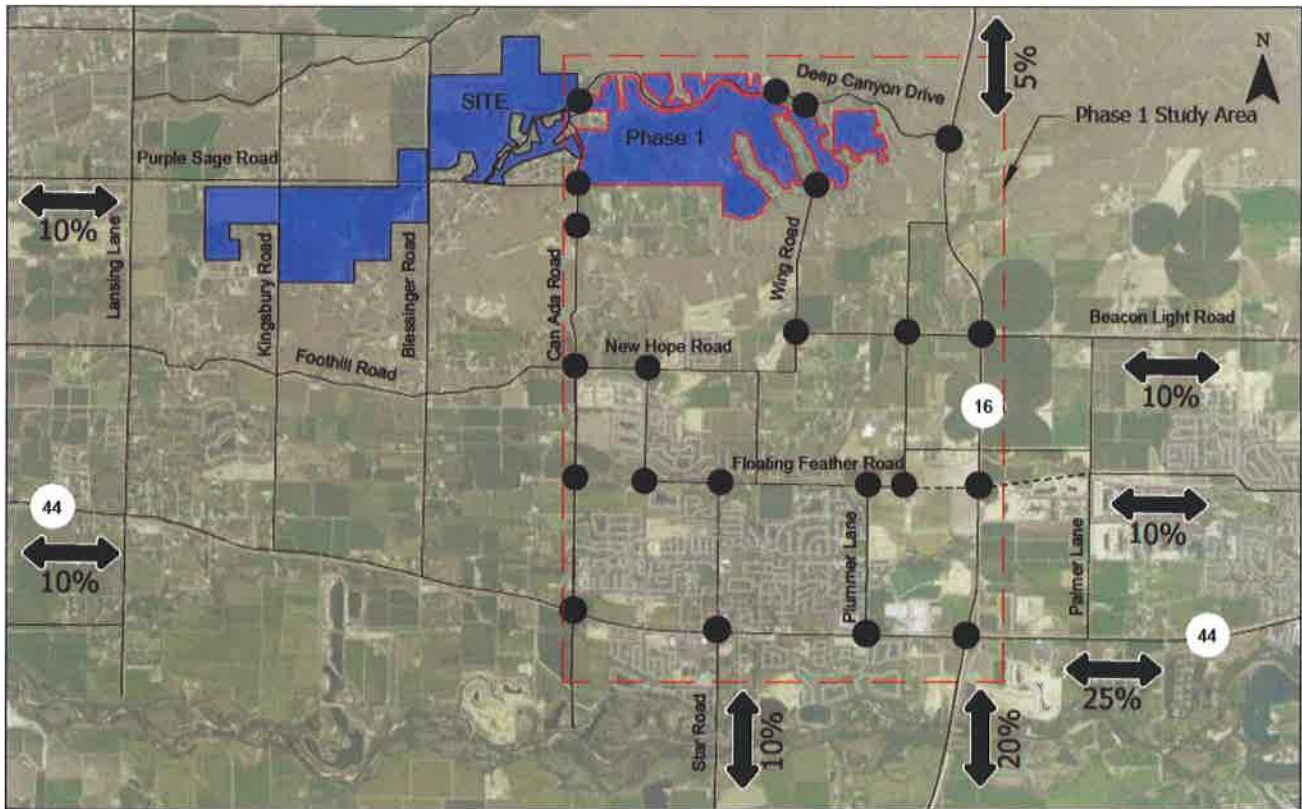
Table 2 identifies the expected trip generation for Phase 1 Willowbrook, which includes 4,345 daily net new trips (approximately 11% of the total trip generation for the entire site), 303 net new weekday AM peak hour trips (90 inbound / 213 outbound), and 406 net new PM peak hour trips (250 inbound /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

Kittelson 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. Kittelson 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, Kittelson 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@kittelson.com](mailto:jmarkosian@kittelson.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**

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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.





## 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>
<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>(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**

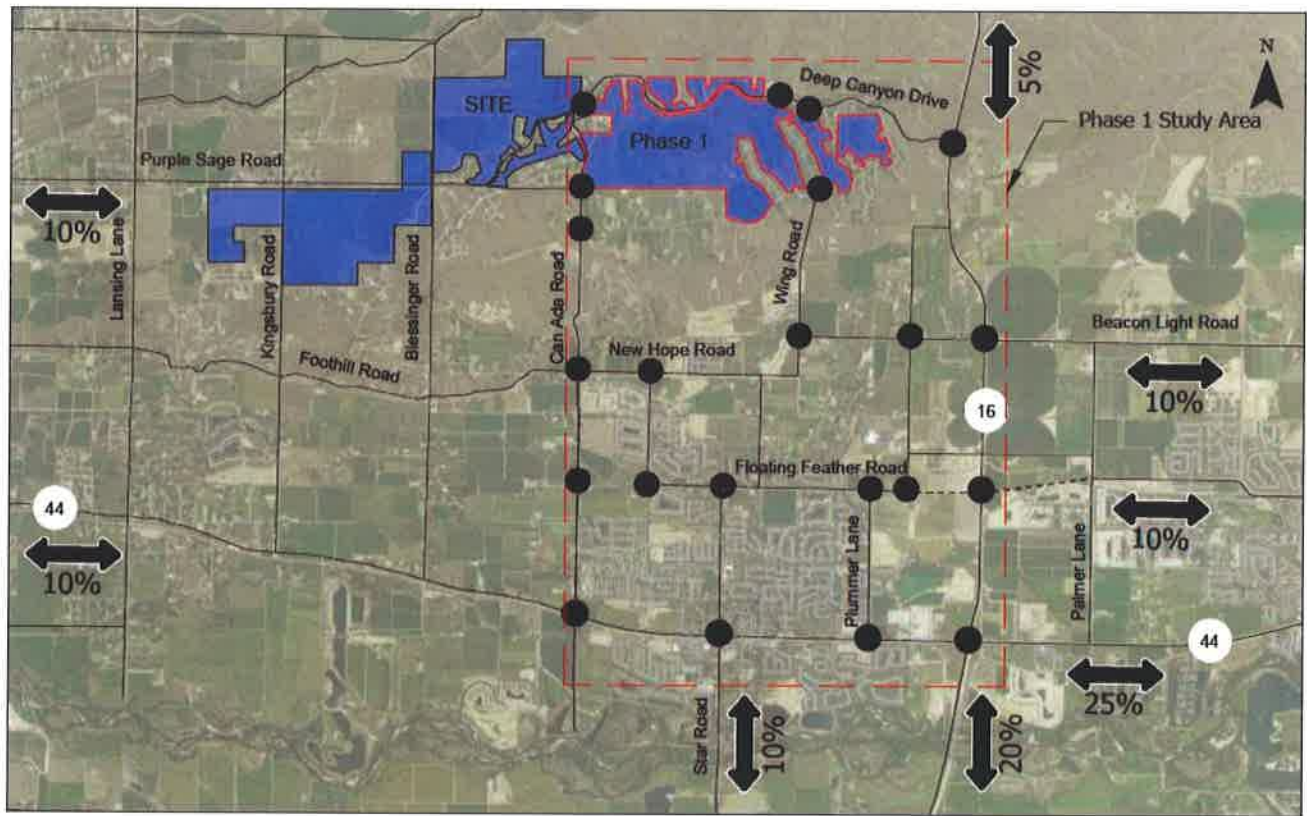
Land Use	ITE Code	Size <sup>1</sup>	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Phase 1</b>									
Single Family Houses	210	261	2,513	190	48	143	255	161	94
Townhomes	220	178	1,305	82	19	64	99	62	37
<b>Total Residential Trips</b>			<b>3,818</b>	<b>273</b>	<b>67</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.

**Typical Building Elevations and Construction Materials**

**Single Family Residential Options**





















































**Townhouse Options:**

































**Neighborhood Meeting Information:**

Date: May 17, 2021

To: Neighbors

From: Willowbrook Development, INC

Subject: Neighborhood Meeting to Annex and Zone Property in to the City of Star and PUD and DA approval.

---

Willowbrook Development, INC will hold a neighborhood meeting June 2, 2021 at 6pm and June 3, 2021 at 6pm. The meetings will take place at the Star Fire Protection District, 11665 W State Street, Star, ID. In an effort to allow for COVID 19 precautions and social distancing we will be holding four 1 hour sessions. Please attend Session 1 at 6 pm June 2, 2021.

Willowbrook Development, INC is proposing to annex approximately 1553.9 acres of property in to the City of Star. The subject property is currently located in unincorporated Ada and Canyon Counties. We will be requesting a Zoning Designation in the City of Star of R3, which allows for a maximum residential density of 3 dwelling units per acre. We will also propose a Development Agreement (DA) and Planned Unit Development (PUD) to modify the R3 zoning designation to allow for several different types of land uses and development standards. Land uses will include a Public Golf Course, Single Family dwellings, Municipal Services for Fire, Police, and Schools. We have met with multiple groups of residents to introduce this concept. We are thankful for the input from this group and are excited to continue detailing development plans with your input. We believe we are at the beginning of what will prove to be an excellent process with the City of Star, and are committed to providing opportunity for your input as we develop plans for this property.

This letter is notice of an opportunity to review and discuss the request for Annexation and Zoning, Planned Unit Development, and Development Agreement with Willowbrook Development, INC. This meeting is not a Public Hearing and Public Officials of the City of Star will not be present.

If you are unable to attend in person you may observe your session via Zoom at the following link.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83844689176?pwd=bFRBY0xMSVBQbjITbjJDVWcrMW1adz09>

**Meeting ID: 838 4468 9176**

**Passcode: 515951**

The following is a link to exhibits that will be used at the meetings.  
<https://www.dropbox.com/sh/dfd8jw0up7vvc6n/AACrEevMXRrTvYnhwunedNa5a?dl=0>

You may always contact Nate Mitchell with any questions at [nate.mitchell@ymail.com](mailto:nate.mitchell@ymail.com) or 208-941-2688.

Thank You,

Willowbrook Development, INC

Date: May 17, 2021

To: Neighbors

From: Willowbrook Development, INC

Subject: Neighborhood Meeting to Annex and Zone Property in to the City of Star and PUD and DA approval.

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Thank You,

Willowbrook Development, INC

Date: May 17, 2021

To: Neighbors

From: Willowbrook Development, INC

Subject: Neighborhood Meeting to Annex and Zone Property in to the City of Star and PUD and DA approval.

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Willowbrook Development, INC will hold a neighborhood meeting June 3, 2021 at 6pm and June 43, 2021 at 6pm. The meetings will take place at the Star Fire Protection District, 11665 W State Street, Star, ID. In an effort to allow for COVID 19 precautions and social distancing we will be holding four 1 hour sessions. Please attend Session 4 at 7:15 pm June 3, 2021.

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You may always contact Nate Mitchell with any questions at [nate.mitchell@ymail.com](mailto:nate.mitchell@ymail.com) or 208-941-2688.

Thank You,

Willowbrook Development, INC

Primary Owner	Owner Add	Owner City
COOK SHARON J	24567 KIN	MIDDLETON ID 83644
CARLSON WILLIAM	8246 SAGE	MIDDLETON ID 83644
YTURRASPE TRUST	8249 SAGE	MIDDLETON ID 83644
PALADINO JOSEPH A	8284 SAGE	MIDDLETON ID 83644
ROGERS MATT	8287 SAGE	MIDDLETON ID 83644
LINDERMAN JACOB	8775 PURP	MIDDLETON ID 83644
WUNSCH HAROLD E	8322 SAGE	MIDDLETON ID 83644
TRIMMER SHAWN RYAN	8325 SAGE	MIDDLETON ID 83644
BOLGER FAMILY TRUST	8340 SAGE	MIDDLETON ID 83644
BAILEY JAMES B	8343 SAGE	MIDDLETON ID 83644-5353
VESTAL FRANKLIN J	8510 RUST	MIDDLETON ID 83644
BETTY AVERY	8400 RUST	MIDDLETON ID 83644
NORDQUIST GARY E	8366 RUST	MIDDLETON ID 83644
COWGILL MICHAEL J	8330 RUST	MIDDLETON ID 83644
FULLMER FRANK AND BONNIE TRUST	8248 RUST	MIDDLETON ID 83644
DAVISON JANE E	8188 RUST	MIDDLETON ID 83644
REHFELD TERRI	8150 RUST	MIDDLETON ID 83644-5329
BEERY RICHARD D	8088 RUST	MIDDLETON ID 83644
MC FARLAND JUDY	24427 KIN	MIDDLETON ID 83644
GERHARD JEFFREY M	8401 RUST	MIDDLETON ID 83644
PAISHON LAWRENCE	8365 RUST	MIDDLETON ID 83644
FINNERTY LIVING TRUST	8331 RUST	MIDDLETON ID 83644
ISAAK ANTHONY L	PO BOX 10	MIDDLETON ID 83644
ERASMY GEORGE E	8211 RUST	MIDDLETON ID 83644
OLSON AMY	8135 RUST	MIDDLETON ID 83644
FRETWELL JULIE A	8089 RUST	MIDDLETON ID 83644
WIGHT DAMARIS	8045 RUST	MIDDLETON ID 83644
CROWNOVER HAROLD	6300 TISDA	PENSACOLA FL 32526
WALSH JACQUELINE K	8254 PURP	MIDDLETON ID 83644
ORTIZ ALFONSO	8232 PURP	MIDDLETON ID 83644
MILLSAPS MARK	8770 PURP	MIDDLETON ID 83644
COLSON ALLEN L	8802 PURP	MIDDLETON ID 83644
PURDY CURTIS C	8264 PURP	MIDDLETON ID 83644
HALL DRU	8310 PURP	MIDDLETON ID 83644
BERTONI JOHN A	8366 PURP	MIDDLETON ID 83644
PAXMAN DARRELL	7661 LANK	MIDDLETON ID 83644
LITTLE ENTERPRISES LTD PTNRSH	PO BOX 48	EMMETT ID 83617
SIMMONS JUSTIN	14743 HW'	CALDWELL ID 83607
TWIN ISLANDS LLC	210 MURR,	BOISE ID 83714
U S DEPT OF INTERIOR	3948 DEVE	BOISE ID 83705
LEWIS LAYNE E	PO BOX 17	EAGLE ID 83616
BACON JUDE T	7860 EDNA	MIDDLETON ID 83644
WOOD JASON A	1554 SYRIN	EMMETT ID 83617
HABEL JOHN KIRK	7657 KATEI	MIDDLETON ID 83644
SPOHN GREGORY	PO BOX 22	STAR ID 83669
ADAMS JAMES P	7964 OPEN	MIDDLETON ID 83644

LOWE CHAD M	7957 OPEN MIDDLETON ID 83644
COLLINS ROBERT JON	7748 OUTE STAR ID 83669
RICHARDS TERRY	8771 PURP MIDDLETON ID 83644
HALL ROBERT KELLY	8677 PURP MIDDLETON ID 83644
TITUS KENNETH W	8519 PURP MIDDLETON ID 83644
STEIN EVAN	8461 PURP MIDDLETON ID 83644
WAGNER WESTON M	8449 PURP MIDDLETON ID 83644
SPEAKES ALAN K	8473 IRIE L MIDDLETON ID 83644
ROBINETT-ALDOUS JERRILL R	8265 IRIE L MIDDLETON ID 83644
ALBERS JULIE A	8190 SAGE MIDDLETON ID 83644
HENDERSON THOMAS AARON	8170 SAGE MIDDLETON ID 83644
RIDGEWAY KENNETH DALE	8152 SAGE MIDDLETON ID 83644
GREEN RICHARD A	8124 SAGE MIDDLETON ID 83644
BLOWERS JAMES	8094 SAGE MIDDLETON ID 83644-5353
SANDBORGH JOHN E	8056 SAGE MIDDLETON ID 83644
SMITH SHANNON R	8018 SAGE MIDDLETON ID 83644
LARSEN DAVID W	24551 BEN MIDDLETON ID 83644
KYZER JULIE A	8173 SAGE MIDDLETON ID 83644
DENECOCHA RODGER A	8127 SAGE MIDDLETON ID 83644
EICKHOFF MARK D	8097 SAGE MIDDLETON ID 83644
DEWEY FAMILY TRUST	8059 SAGE MIDDLETON ID 83644
SAVEE RICHARD E SR	8015 SAGE MIDDLETON ID 83644
BARRINGTON BRANDON K	8218 SAGE MIDDLETON ID 83644
WOOLSEY ROBERT A	24375 KINK MIDDLETON ID 83644
FEREDAY LAURAN R	8725 QUAI MIDDLETON ID 83644
DIAMOND W DEVELOPMENT LLC	PO BOX 47 STAR ID 83669
CRUMP CYNTHIA C	8853 AHMI ELK GROVE CA 95624
BORDERS FAMILY TRUST	7518 LANK MIDDLETON ID 83644
MALPEDE TOM	7697 LANK MIDDLETON ID 83644
MC MONIGLE CHARLES C	8500 PURP MIDDLETON ID 83644
BAKE VAN ARLEN	8297 IRIE L MIDDLETON ID 83644
FIORINI LYLE A AND SUZANNE M BOURGEOIS	24251 WHI MIDDLETON ID 83644
MURRAY KELLY W	179 BEVER PLEASANT HILL CA 94523
BAKE WIL H	24273 WHI MIDDLETON ID 83644
GRIGGS JAMES R SR	24298 WHI MIDDLETON ID 83644
MAUGHAN DARIN G	PO BOX 10 MIDDLETON ID 83644
SALINAS ROBERT P	8165 OPEN MIDDLETON ID 83644
MILLER FAMILY TRUST	8109 OPEN MIDDLETON ID 83644
GOLDEN JOSHUA	8137 OPEN MIDDLETON ID 83644
JOHNSON CLARK A	8081 OPEN MIDDLETON ID 83644
PURSELL MICHAEL R AND KATHRYN M REVOC	12191 W P STAR ID 83669
GRIDLEY DAVID W	8053 OPEN MIDDLETON ID 83644
BOTTARI BART	PO BOX 14 MIDDLETON ID 83644
THOMPSON JEREMY	8032 OPEN MIDDLETON ID 83644
BRADLEY ROBERT F	8088 OPEN MIDDLETON ID 83644
GILBERT PATRICK	8116 OPEN MIDDLETON ID 83644
GOOD KATHRYN MEEKS	8144 OPEN MIDDLETON ID 83644

ECHOLS WENDY MARIE	8021 PLUM MIDDLETON ID 83644
RICHARDS DANIEL R	8049 PLUM MIDDLETON ID 83644
YOUNG ROBERT J	8077 PLUM MIDDLETON ID 83644
BECK RANCH INC	PO BOX 18 MIDDLETON ID 83644-0189
LARSEN CAMI	24551 BEN MIDDLETON ID 83644
SETZER STEVEN D	8158 PLUM MIDDLETON ID 83644
DIMMICK MARY LIVING TRUST	8133 PLUM MIDDLETON ID 83644
CHAMBERS KIPP	8130 PLUM MIDDLETON ID 83644
SIERRA VISTA PROPERTIES INC	PO BOX 30 OLA ID 83657
VICTOR FAMILY TRUST	210 MURR, GARDEN CITY ID 83714
HILLSDALE ESTATES HOMEOWNERS ASSOCIATION	8919 W AR BOISE ID 83709
WILLOWBROOK DEVELOPMENT INC	210 MURR, BOISE ID 83714
BANERJEE ABBY	11692 TAM NORTH TUSTIN CA 92705
PHILLIPS RICHARD M	210 MURR, BOISE ID 83714
MOLENAAR-SCHRAM ANN MARIE	3353 N ML STAR ID 83669
RAIDMAE ERIC	10063 W D STAR, ID 83669-0000
GENTRY GARRETT J FAMILY TRUST 5/11/2018	5713 N HIL STAR, ID 83669-0000
BOWMAN JASON A	5769 N HIL STAR, ID 83669-0000
WILLOWBROOK DEVELOPMENT INC	210 MURR BOISE, ID 83714-0000
PAPENFUSS MARK R	5825 N HIL STAR, ID 83669-0000
EGEN STEPHANIE S	5881 N HIL STAR, ID 83669-0000
MARTINS FAMILY TRUST	5937 N HIL STAR, ID 83669-0000
COLLINS WAYNE GUY	5993 N HIL STAR, ID 83669-0000
EDWARDS NICHOLAS	10225 W D STAR, ID 83669-0000
LUCAS LILA J	10279 W D STAR, ID 83669-0000
WEBER ROBERT D	10118 W D STAR, ID 83669-0000
CLARK DONALD J	10170 W D STAR, ID 83669-0000
EDDINGTON JAMES H	10226 W D STAR, ID 83669-0000
GROENIGER MICHAEL H JR	10336 W D STAR, ID 83669-0000
GARCIA RAMON	10335 W D STAR, ID 83669-0000
OBERST ROBB D	10389 W D STAR, ID 83669-0000
CANNON STEPHEN	10443 W D STAR, ID 83669-0000
TODD FAMILY TRUST 4/6/17	10497 W D STAR, ID 83669-0000
JAYNES RUSSELL	10551 W D STAR, ID 83669-0000
LENIGAN ROBERT EARL & JUNE TERRI LIVIGN	10605 W D STAR, ID 83669-0000
RICHARDS TERRY L	5712 N HIG STAR, ID 83669-0000
MURRAY TIM & LAURIE LIVING TRUST 9/18/2	5648 N HIG STAR, ID 83669-0000
NELSON DANIEL D	5584 N HIG STAR, ID 83669-0000
ROBBINS TRAVIS W	5520 N HIG STAR, ID 83669-0000
NAYLOR CRAIGE & TONI REVOCABLE TRUST	5456 N HIG STAR, ID 83669-0000
SCHADE TYLER A	5392 N HIG STAR, ID 83669-0000
RAWLINS ERIC	5328 N HIG STAR, ID 83669-0000
SMITH PAUL R & KATHLEEN A LIVING TRUST	5264 N HIG STAR, ID 83669-0000
LAMPING JEFFREY C	5200 N HIG STAR, ID 83669-0000
GERARD JAKE	5136 N HIG STAR, ID 83669-0000
SIEGNER CLINT	PO BOX 17 EAGLE, ID 83616-0000
EBERHARDT MAX L	5008 N HIG STAR, ID 83669-0000

JOERGER ROBERT KURT	4944 N HIG STAR, ID 83669-0000
PROBST LYLE L	4880 N HIG STAR, ID 83669-0000
KONSELLA SHANE	4816 N HIG STAR, ID 83669-0000
JASPER REVOCABLE LIVING TRUST	5775 N HIG STAR, ID 83669-0000
MERRILL LUCAS	5711 N HIG STAR, ID 83669-5309
WAGNER STEPHEN Z	5647 N HIG STAR, ID 83669-5309
CRICHTON REVOCABLE TRUST 5/17/2000	5583 N HIG STAR, ID 83669-0000
PRICHARD GLENN DAVID JR	5519 N HIG STAR, ID 83669-0000
ROBERTS WILLIAM JAMES	5455 N HIG STAR, ID 83669-0000
RIZZO SHANNON D	5391 N HIG STAR, ID 83669-0000
MATSON KEVIN L	10102 DAI HUNTINGTON BEACH, CA 92646-0000
MILLER DARLENE C	5263 N HIG STAR, ID 83669-0000
GERAGHTY THOMAS M	5199 N HIG STAR, ID 83669-0000
PULSIFER RANDY P	7154 W ST, BOISE, ID 83714-0000
NOKES KIM L	5071 N HIG STAR, ID 83669-0000
LEACH ERIC R	5007 N HIG STAR, ID 83669-0000
HECHT HARLEY W	3528 BRO\ SAN RAMON, CA 94582-0000
CULBERTSON JOSHUA D	4879 N HIG STAR, ID 83669-0000
YOUNG THOMAS R	4815 N HIG STAR, ID 83669-0000
WARREN PATRICK J	10394 W L STAR, ID 83669-0000
SHOEMAKER MICHAEL	10462 W L STAR, ID 83669-0000
VATCHER STEVEN C	4774 N HIG STAR, ID 83669-0000
DAMIANO FAMILY TRUST 5/13/2016	4820 N HIG STAR, ID 83669-0000
WILLIAMS 2001 FAMILY TRUST	4866 N HIG STAR, ID 83669-0000
SPENCER DONALD B JR & LINDA G TRUST 9/4,	4912 N HIG STAR, ID 83669-0000
SULLIVAN SULLY & SHARON TRUST	8352 WILL GARDEN CITY, ID 83714-0000
WARNER AARON J	5004 N HIG STAR, ID 83669-0000
SCHWEHR ED	PO BOX 40 STAR, ID 83669-0000
BRUNSON TROY M	5096 N HIG STAR, ID 83669-0000
REIMAN RICHARD E	5142 N HIG STAR, ID 83669-0000
WAMBOLT CHARLES	5188 N HIG STAR, ID 83669-0000
WOOD DUANE R	3689 E CO\ MERIDIAN, ID 83642-0000
RIGGS MARK & TAMMY LIVING TRUST 12/28/	5280 N HIG STAR, ID 83669-0000
WICK MICHELLE	5325 N HIG STAR, ID 83669-0000
HEARD JOSEPH D	5279 N HIG STAR, ID 83669-0000
CARSON STACEY L	5233 N HIG STAR, ID 83669-0000
CARSON FAMILY TRUST	5187 N HIG STAR, ID 83669-0000
RYAN TIMOTHY EDWARD I	5153 N HIG STAR, ID 83669-0000
HOLL BLAKE ALLAN	5119 N HIG STAR, ID 83669-0000
MILLER FAMILY TRUST 3/5/2018	5085 N HIG STAR, ID 83669-0000
SHIELDS SHAWN R	5049 N HIG STAR, ID 83669-0000
RAY RUSTIN J	5003 N HIG STAR, ID 83669-0000
EMERICH J SCOTT	4981 N HIG STAR, ID 83669-0000
WELLS DYLAN T	4935 N HIG STAR, ID 83669-0000
MCDOWELL FAMILY TRUST 11/26/2018	4865 N HIG STAR, ID 83669-0000
CRAWFORD FAMILY TRUST 12/7/2001	4819 N HIG STAR, ID 83669-0000
HILLSDALE ESTATES HOA INC	8919 W AR BOISE, ID 83709-0000



BARTLETT BRETT C	PO BOX 14 STAR, ID 83669-0000
BOSPFUG LANCE	PO BOX 18 MCCALL, ID 83638-0000
MORAN JOHN L & GERRI D LIVING TRUST	5650 N HIG STAR, ID 83669-0000
PRUNK MICHAEL L & MONICA L FAMILY TRUS	5764 N HIG STAR, ID 83669-0000
GRAENING TOM H	5736 N HIG STAR, ID 83669-0000
SULLIVAN BRIAN T & KIMBERLY A LIVING TRL	5780 N HIG STAR, ID 83669-0000
JOHNSON TOM	5822 N HIG STAR, ID 83669-0000
SHUMAN JEFFREY PAUL	5866 N HIG STAR, ID 83669-5683
BOECK DARREN P	5908 N HIG STAR, ID 83669-0000
GRIDLER FAMILY TRUST DATED 2004	5950 N HIG STAR, ID 83669-0000
OSTERLING KAREN D	5779 N HIG STAR, ID 83669-0000
MILLER GREGORY P	11950 W D STAR, ID 83669-0000
JONES DAVID K	11972 W D STAR, ID 83669-0000
REINHART 2019 FAMILY TRUST 12/11/19	12000 W D STAR, ID 83669-0000
MAKUJINA NOSH	12024 W D STAR, ID 83669-0000
MOYA STEVEN RUSSELL	12050 W D STAR, ID 83669-0000
FLANAGAN MICHAEL T	12076 W D STAR, ID 83669-0000
FULLER DOUGLAS A	12100 W D STAR, ID 83669-0000
FORBECK KIRK G LIVING TRUST 6/19/2019	12148 W D STAR, ID 83669-0000
MCCORD JAMES W	12586 W D STAR, ID 83669-0000
GROTE FAMILY TRUST 05/31/2006 AMD 04/1	12628 W D STAR, ID 83669-0000
SONNE GORDON ALBERT	12670 W D STAR, ID 83669-5776
AGES BEREND J	12714 W D STAR, ID 83669-0000
HERZOG GREGORY L	12758 W D STAR, ID 83669-0000
PHILLIPS GREGORY L	12800 W D STAR, ID 83669-0000
WILLOWBROOK DEVELOPMENT PARTNERS II	210 MURR BOISE, ID 83714-0000
BERNSTROM TRAVIS	12343 W D STAR, ID 83669-0000
DAVIS STEVEN & SANDRA FAMILY TRUST 03/C	5875 N PRI STAR, ID 83669-0000
HOMAN WILLIAM	5837 N PRI STAR, ID 83669-0000
MILLER REVOCABLE TRUST 2/5/2018	5799 N PRI STAR, ID 83669-0000
DOVE THOMAS C	5749 N PRI STAR, ID 83669-0000
SNYDER DOUG	12499 W D STAR, ID 83669-0000
WALLACE KRISTINE	PO BOX 21 EAGLE, ID 83616-0000
BJORN JEX H	12583 W D STAR, ID 83669-0000
VIELE CHRISTOPHER T	12627 W D STAR, ID 83669-0000
DAGGETT THOMAS & BARBARA FAMILY TRUS	12691 W D STAR, ID 83669-0000
ARENS WADE GERALD	10906 W C CORONA, CA 92883-0000
PERICIN JOHN A	12773 W D STAR, ID 83669-0000
HADDOCK THOMAS R	5630 N CAI STAR, ID 83669-0000
JANKOWSKI FAMILY TRUST 1/18/19	5584 N CAI STAR, ID 83669-0000
BOWDEN GREGORY MARK	5538 N CAI STAR, ID 83669-0000
TRIPP DAVID T	14761 S PC GRASS VALLEY, CA 95949-0000
DUCHARME WILLIAM E & KARLA L REVOCABL	5446 N CAI STAR, ID 83669-0000
CUDD RICHARD ENOCH	6320 PURP STAR ID 83669
WALKUP DON	25198 DEE STAR ID 83669
KANDOLA RAJEEV K	25755 BAY MURRIETA CA 92562
ORETSKY JEREMY	6376 PURP STAR ID 83669

LAYTON ROBERT C	25083 SHA STAR ID 83669
WARD DONALD L	306 WILLO VACAVILLA CA 95688
GROW MATTHEW P	6462 PURP STAR ID 83669
HARSCH KATHRYN	6079 PURP STAR ID 83669
TOMISELLI ANGELO J JR	6123 PURP STAR ID 83669
PENNINGTON RONALD M JR	25088 SHA STAR ID 83669
CIGLER LARRY J	6031 PURP STAR ID 83669
ASCHENBRENER DAVID	6177 PURP STAR ID 83669
KOETSIER DANNY D	6227 PURP STAR ID 83669
STATES SHAWN L	6351 PURP STAR ID 83669
FOOTE FAMILY LIVING TRUST	6977 PURP STAR ID 83669
REDDING TERRI	6953 PURP STAR ID 83669
WISE JAMES H	6921 PURP STAR ID 83669
FELTENBERGER DANNY	6903 PURP STAR ID 83669
FOSTER THOMAS F	PO BOX 15 STAR ID 83669
LUONG NGOC	11495 W C BOISE ID 83709
ZIGRANG DENNIS P	25752 DEE STAR ID 83669
PARROTT SCOTT T	25485 CAN STAR ID 83669
SANCHEZ ALBERT	25423 SHA STAR ID 83669
GIESIGE KERRY M	25405 SHA STAR ID 83669-5859
DRANCEA FAMILY TRUST	25714 DEE STAR ID 83669
LEINO RONALD J	10845 SAFI NAMPA ID 83687
COPPING BRYAN	1423 YOSE LAKE ARROWHEAD CA 92352
SMITH DAVID C	25502 W D STAR ID 83669
BENNALLACK KORINA N	25385 W SI STAR ID 83669
JONES ELMER LESTER	25340 SHA STAR ID 83669
BOBKIEWICZ ROBERT L	25372 DESI STAR ID 83669-5686
PETERSON DAVID M	25365 SHA STAR ID 83669
POLLIARD EDWARD M	25492 W D STAR ID 83669
LESHER BRIAN	25306 SHA STAR ID 83669
MOORE RICHARD E II	25385 DESI STAR ID 83669
MORRIS MARK	25480 W D STAR ID 83669
WIKFORS DOUGLAS J AND SUSAN J FAMILY LI'	PO BOX 81 STAR ID 83669
MORGAN PATRICIA M	25458 W D STAR ID 83669
BALL FAMILY TRUST	25325 DESI STAR ID 83669
BIAVA DON A	25311 SHA STAR ID 83669
KOONTZ MARK	25315 DESI STAR ID 83669
PRUETT GREGORY	25422 W D STAR ID 83669
CARCAMO JULIE	25301 W D STAR ID 83669
ARMSTRONG JEFFREY AND MARY RUTH FAMI	25396 W D STAR ID 83669
WROBEL BRADLEY CARL	25374 W D STAR ID 83669
MCCLURE DANIEL J	25340 DEE STAR ID 83669
WILLIAMS GRIFF	6080 PURP STAR ID 83669
SMITH KRISTINE M	25243 W D STAR ID 83669
HOAGLAND KIMBERLY J	6126 PURP STAR ID 83669
PETERSON MICHAEL E	6028 PURP STAR ID 83669
KREITZ FAMILY TRUST	25276 W D STAR ID 83669

ALLEN JEFF L	6180 PURP STAR ID 83669
LOBKOV ALEKSANDR	6224 PURP STAR ID 83669
ALLEN JEFFERY	25146 SHA STAR ID 83669
LYNCH WILLIAM	25220 DEE STAR ID 83669
HIRSCH RICHARD	6865 PURP STAR ID 83669
GREEN GARY I	6717 PURP STAR ID 83669
HILLSDALE ESTATES HOMEOWNERS ASSOCIAT	PO BOX 14 BOISE ID 83714
RURAL LAND PLANNING LLC	9628 W ST, STAR ID 83669
HYDE MARK O	7349 ZENIT STAR ID 83669
ESTES GEORGE E AND JUDITH I TRUST	7283 ZENIT STAR ID 83669
FOOTE SUSANNE L	PO BOX 96 STAR ID 83669
HARVEY DELILA H	25713 EM CALDWELL ID 83607-7607
ZAGER RANDALL S	24775 CAN STAR ID 83669
LANKTREE DEVELOPMENT LLC	161 E MALI BOISE ID 83706
DURFEE LAURA	24660 STAI MIDDLETON ID 83644
KAMINSKY RICHARD A AND JANICE L TRUST	24528 STAI MIDDLETON ID 83644
CHRISTMAN JOSHUA	24646 STAI MIDDLETON ID 83644
WILLIAMS PATRICIA	24436 HAV MIDDLETON ID 83644
STRICKLAND MICHAEL	7434 LANK MIDDLETON ID 83644
PHILLIPS LAURIE LYNN CATER AND PHILLIPS C	10815 BUR TUJUNGA CA 91042
HARRIS ROBERT LEE	24398 HAV MIDDLETON ID 83644
STALEY CHRISTIAN J	24395 STAI MIDDLETON ID 83644
EGGERS RUSSEL G	7468 LANK MIDDLETON ID 83644
GREGG JEREMY M	7400 LANK MIDDLETON ID 83644
KREINER PAUL D	6741 CANY STAR ID 83669
MCGREGOR DAVID	6805 CANY STAR ID 83669
PERAZZI TRUST	6902 CANY STAR ID 83669
LONGLY RONALD L	24582 BLE STAR ID 83669
KINGHORN BILL D	PO BOX 70 STAR ID 83669
HOFFMAN CHARLES S FAMILY TRUST	6868 CANY STAR ID 83669
MILLER JAMES L III	6736 CANY STAR ID 83669
ORY FAMILY TRUST	28930 SHA SANTA CLARITA CA 91390
LUDWIG DANIEL L AND TERRY L REVOCABLE L	24619 BLE STAR ID 83669
HERNANDEZ ERNEST ALBERT AND TANIA A HE	24654 BLE STAR ID 83669
ALLEN GREG	24605 CLE STAR ID 83669
PADILLA LARRY	2368 VIA L CHINO HILLS CA 91709
STEWART DEREK	24658 BLE STAR ID 83669
MALONE JAMES B	24638 CLE STAR ID 83669
STEELE THOMAS	24673 BLE STAR ID 83669
SILVESTRI MATTHEW JOSEPH	24710 BLE STAR ID 83669
BOCK RANDALL E AND MALRENE E FAMILY RE	24677 BLE STAR ID 83669
RITCHIE MICHAEL D	6839 SAGE STAR ID 83669
SIRON EMIL MICHAEL	24731 BLE STAR ID 83669
DERBY MICHAEL SCOTT	25522 HEM STEVENSON RANCH CA 91381
MERRIMAN SCOTT C	6755 SAGE STAR ID 83669
HARPER RYAN L	24801 VALI STAR ID 83669
SMITH MARIA TERESA	24735 BLE STAR ID 83669-5201

GRECO SYDEL CARIE MORRIS	6727 SAGE STAR ID 83669
HOLT GARY M	6589 SAGE STAR ID 83669
MARYON JOHN	6701 SAGE STAR ID 83669
JENSEN MICHAEL T	24813 VALI STAR ID 83669
YANG JAY S	2331 CRIM ROCHESTER MN 55901
CHRISTENSEN NICHOLAS	6580 SAGE STAR ID 83669
CASNER WILLIAM ALLEN	6673 SAGE STAR ID 83669
STUFFT FAMILY TRUST	32968 ANA TEMECULA CA 92592
LOMBARDO JAMES	6732 SAGE STAR ID 83669
PICCOLA JASON R	6550 SAGE STAR ID 83669
RODE JOEL C	8520 CHUL RANCHO CUCAMONGA CA 91730
DONCHAK ALAN	6641 SAGE STAR ID 83669
BUSH MARY L	6700 SAGE STAR ID 83669
LEAVITT REGAN D	24840 VALI STAR ID 83669
BURTON STEPHEN J	6915 CANY STAR ID 83669
LINK FAMILY TRUST	6631 SAGE STAR ID 83669
JUNGE LIVING TRUST	24862 VALI STAR ID 83669
ROCKWELL FAMILY TRUST	6670 SAGE STAR ID 83669
TURNER LIVING TRUST	6557 SAGE STAR ID 83669
WESLEY JOHN	6638 SAGE STAR ID 83669
MUNDELL THOMAS	6529 SAGE STAR ID 83669
HULL GRIGGS TRACY	24983 HEA STAR ID 83669
BLACK DALTON	11735 STRI STAR ID 83669
COOPER GARY M	6604 SAGE STAR ID 83669
FISCHER FAMILY TRUST	6501 SAGE STAR ID 83669
HALES KRISTINE	PO BOX 68 STAR ID 83669
SMITH KYLE	6540 SAGE STAR ID 83669
BARNETT BYION K	6572 SAGE STAR ID 83669
SAGE CANYON ESTATES HOA INC	PO BOX 20 MIDDLETON ID 83644
JEFFERIES MICHAEL M	6864 CANY STAR ID 83669
MULLINS CLAYTON W	6811 SAGE STAR ID 83669
SMITH CRAIG	6783 SAGE STAR ID 83669
OSBORNE MARC S SR	6834 CANY STAR ID 83669
SPENCER BRETT R	24817 CAN STAR ID 83669
STERNBERG BEATRIZ VON UNGERN	171 W RIVI EAGLE ID 83616
LYLE CRAIG	7023 PURP MIDDLETON ID 83644
WRIGHT WILLIAM BRETT	6830 SAGE STAR ID 83669
MINERT JOSHUA R	6798 SAGE STAR ID 83669
DOGLIETTO DUANE	6764 SAGE STAR ID 83669
REPETTO PAUL	6848 CANY STAR ID 83669
MORALES PATRICIA	3681 N PRI MERIDIAN ID 83646
ELDRIDGE GARY L	24431 HAV MIDDLETON ID 83644
NORTHSTAR RANCH DEVELOPMENT LLC	9628 W ST, STAR ID 83669
FOSTER FIELD LLC	PO BOX 23 STAR ID 83669
FAIRBANKS ETHAN JEFFERSON	5366 N LAV BOISE, ID 83713-0000
SHIRLEY JAMES P	6020 N HIL STAR, ID 83669-0000
ALTMAN DAVID	9559 W HII STAR, ID 83669-0000

SHIELDS BENJAMIN A	9511 W HII STAR, ID 83669-0000
ANDERSON ERIC S	9463 W HII STAR, ID 83669-0000
WALKER JAMES M	9415 W HII STAR, ID 83669-0000
THOMAS KEVIN R	9367 W HII STAR, ID 83669-0000
STEPHENSON GLEN K	9319 W HII STAR, ID 83669-0000
ROSHOLM DONALD R TRUST	PO BOX 5 TUSTIN, CA 92781-0000
HOLDSAMBECK STEVEN ROSS	9223 W HII STAR, ID 83669-0000
WHITSETT DOUGLAS K	6095 N HIL STAR, ID 83669-0000
MILLAR CAROL A	PO BOX 82 STAR, ID 83669-0000
NICCUM JAY H	5744 N STA STAR, ID 83669-0000
GRAHAM LOREN J & NANCY L FAMILY TRUST	5702 N STA STAR, ID 83669-5336
MCDONALD PATRICK J & SUSAN R TRUST	5660 N STA STAR, ID 83669-0000
HILL RONALD A LIVING TRUST	5618 N STA STAR, ID 83669-0000
ZIEMANN LINDA M	5576 N STA STAR, ID 83669-0000
CONNER DEVIN R	5486 N STA STAR, ID 83669-5350
WRIGHT RICHARD T	5534 N STA STAR, ID 83669-0000
HEALD BLAINE C	5492 N STA STAR, ID 83669-0000
BENNETT ERIC H	5397 N SUI STAR, ID 83669-0000
LCW FAMILY TRUST	5325 N SUI STAR, ID 83669-0000
FLASH KEVIN J	5289 N SUI STAR, ID 83669-0000
BROWN ERIKA L	9443 W GC STAR, ID 83669-0000
HANCOCK JEFFREY W	9495 W GC STAR, ID 83669-0000
SEYB FAMILY LIVING TRUST	9547 W GC STAR, ID 83669-0000
MUNSON THAYNE J	5290 N VIE STAR, ID 83669-0000
ROBINSON SHANE E	5833 N STA STAR, ID 83669-0000
WILSON HYRUM	5791 N STA STAR, ID 83669-0000
CAMPBELL FAMILY TRUST 5/15/2017	5639 N STA STAR, ID 83669-0000
JAEB LLC	1151 E IRO EAGLE, ID 83616-0000
ENGLAND WILLIAM RYAN	9568 N GO STAR, ID 83669-0000
SWANSON ROBERT A &	6108 N ECF STAR, ID 83669-0000
PACKARD STEVEN	6052 N ECF STAR, ID 83669-0000
GUNNERSON STACY JO	6051 N ECF STAR, ID 83669-0000
BAWDEN ERIC ALAN	6107 N ECF STAR, ID 83669-0000
DIDERICKSEN KIP	10010 W D STAR, ID 83669-0000
STRICKLER DARIN L	9958 W DE STAR, ID 83669-5303
FAILLA CHARLES V	9906 W DE STAR, ID 83669-0000
EHRESMAN MICHAEL K	9854 W DE STAR, ID 83669-0000
WESTER LAWRENCE CALE	9802 W DE STAR, ID 83669-0000
ANDERSON JILL	9648 W HII STAR, ID 83669-0000
ZOLLINGER GARY A	9592 W HII STAR, ID 83669-0000
PAPPONE JERI L TRUST	9536 W HII STAR, ID 83669-0000
PLUTO MICHAEL R	9480 W HII STAR, ID 83669-0000
WINWARD FAMILY LIVING TRUST 12/19/2018	9424 W HII STAR, ID 83669-0000
WILLIAMS KERRY	9250 W HII STAR, ID 83669-0000
DURGIN GREGORY	9150 W HII STAR, ID 83669-5401
MCDONALD FAMILY 2001 REVOCABLE TRUST	6312 N HIL STAR, ID 83669-0000
SOLBERG STEVEN MARTIN JR	6264 N HIL STAR, ID 83669-0000

BEELER DAN	6216 N HIL STAR, ID 83669-0000
EDGAR STEVEN C	6168 N HIL STAR, ID 83669-0000
GALITZ DAVID	6120 N HIL STAR, ID 83669-0000
GILLEY S & L TRUST 6/07/2017	6070 N HIL STAR, ID 83669-0000
PLAGER KENNETH	5994 N HIL STAR, ID 83669-0000
FIELDS JACKIE DALE	5938 N HIL STAR, ID 83669-0000
FUNKE FERDINAND J	5882 N HIL STAR, ID 83669-0000
GILES JONATHAN VALENTINE	5826 N HIL STAR, ID 83669-0000
FISHER GREGORY E	5770 N HIL STAR, ID 83669-0000
KELEHER MONTE FLANNERY	5714 N HIL STAR, ID 83669-0000
ELIZARRARAS JOHN M	10064 W D STAR, ID 83669-0000
CAUFIELD JOSEPH AARON	10054 W L STAR, ID 83669-0000
REED TYLER JAMES	9986 W LA STAR, ID 83669-0000
DISRAELI ADRIENNE M	9655 W GC STAR, ID 83669-0000
FAHRENBRUCK DAVID L	9751 W GC STAR, ID 83669-0000
BYGUM DUANE C	4974 N ECH STAR, ID 83669-0000
ALLEN STEVEN & DEBRA TRUST 06/06/2017	4910 N ECH STAR, ID 83669-0000
FURGERSON LORI	4846 N ECH STAR, ID 83669-0000
GALBRAITH J LAYNE & ANADEANE FAMILY TR	9758 W LA STAR, ID 83669-0000
COE THEODORE L	PO BOX 61 STAR, ID 83669-0000
WATKINS KELLE	5065 N GO STAR, ID 83669-0000
SLENDORN FAMILY TRUST 11/11/2020	5089 N GO STAR, ID 83669-5363
SMITH RANDALL BRIAN	5113 N GO STAR, ID 83669-0000
SOUZA ROBERT GEORGE	5137 N GO STAR, ID 83669-0000
PAYNE DAVID M	5161 N GO STAR, ID 83669-0000
BELZER GERALD C	PO BOX 32 STAR, ID 83669-0000
SCOTT ELLIOT S	5114 N GO STAR, ID 83669-0000
KIRKPATRICK DANA S	9702 W GC STAR, ID 83669-0000
WICKSTRUM FAMILY TRUST 6-28-1994	9630 W GC STAR, ID 83669-0000
HERBERT KEVIN L	PO BOX 75 EAGLE, ID 83616-0000
DORY TAMMY HANNAH	9795 W LA STAR, ID 83669-0000

# IN PERSON MEETING: 6/2/21

	Name	Phone	E-Mail
1	Robert Carson	909 921-6382	randkcarson@msn.com *
1	Von Bake	208 739-5834	bakeznitared@hotmail.com
1	Anita Bake	208-739-7423	bakeanitavan@hotmail.com
1	Robin Finnerty	805-746-9440	hughogrif@yahoo.com
1	RICHARD SAAVEE	208-412-7857	r-saavee@yahoo.com
1	Russ Smerz	208-412-2240	RussSmerz@yahoo.com
2	Bonnie Stegner	208-949-6964	bonniestegner@gmail.com
1	Tom DAGGETT	925 260 6384	T.DAGGETT@Comcast.net
②	Bill Crawford	208-286-0520	SLCRAWFORDL@VERIZON.NET
	Pat+John Gridler	208 938-5919	jandpgridler@msu.com
	Darcie & Low Geste	805-603-9244	dcgeste@gmail.com
	Erdon Sonne	831-818-9949	ERSONNE45@GMAIL.COM
	Laure Dranceu	714-684-4672	ldranceu@gmail.com
	Nancy Ball	208 284-5340	grandmapapcorn@gmail.com
	Lyle Probst	925-437-0860	probstcaw@gmail.com
	Rosemarie Key	208-286-7024	rosi@WRMMINC.COM

# MEETING SIGN-IN SHEET

<b>Project:</b>	Willow Brook Community	<b>Meeting Date:</b>	6/2/21 - 6/3/21
<b>Facilitator:</b>	South Beck & Baird	<b>Place/Room:</b>	Star Fire Station

Name	Phone	E-Mail
1 Scott Emerich	208-376-1616	president@hillsdaleestateshore.com
1 JANE DAVISON	208-949-5008	davison.jane1@gmail.com
1 MARK FISH	904 240 9767	Sistaon88@comcast.net
1 Rick Beery	208-585-6357	rubeery@gmail.com
7 David Perchert	764-329-3883	David.Scott.Perchert@general.com
2 Wayne Cindy Penfold	714/232-5019	cpenfold@calpenn.com
2 Alyssa Bowman	208-810-5435	shurfellep4@msn.com
2 Terri Bob Leisen	208-286-0730	
2 John Damiano	915-786-3231	File 2 Renee@protonmail.com
2-1 Pat McDowell	714-476-9575	NorthW@aol.com
2 Tom + Linda Johnson	(209) 286-9937	t.john_52@msn.com
2 Janice + Rick Kaminski	208-286-7418	HomeHeritage@jiff.com
2 Ed Kearney	208-510-7415	EKEARNEY2765@gmail.com





Zoom Meeting USA 6/2/21

JoAnn Butler

John Fretwell

Glenda Wolkhordl

KLD →

Bob taunton

Dave

Jason Baemon

Jennifer Miller

Knokes

mamamimi

Ridgeway PL

Tami

Todd

Amanda Joy

Amanda Joy

J

Kate Schade

Phillips

Robin & Don

Tami

Todd's pad

Wireless headphones



group 2

6/3/21

Name	Phone	E-Mail
Kyriacos & Sara Kalfas	152 378 2742	kkalfas70@qmail
Sara Kalfas	702 378 5704	skalfas82@qmail
Cyndi Pruett	208.608.3268	pruette @ cableone.net
Steve & Jane Love	208 - <del>206</del> 993	frottersje@aol.com
Don Lorenz	415-515-3122	finnick_8@comcast.net
CRISP Edmund	208-220-2122	CRISP.VICTOR@gmail.com
KERRY GIESIGER	208-908-2771	KMBTACTICAL@gmail.com
Thomas Mundell	949 212-8218	Thomas.Mundell2@gmail
Scott Graham	208-585-7377	scottgraham@msa.com
Jeanette Zellinger		juzcellinger@yahoo.com
Gary Zellinger	208-296-7878	zellinger@yahoo.com
Bill & Kathy Ferguson	870-7842	



amyecoates@outlook.com

Amy Coates

208-724-5367

4603 N Trotter Lane - 83669

**John Roters**

---

**From:** Amber Morales  
**Sent:** Wednesday, June 2, 2021 6:47 PM  
**To:** Jay Gibbons; John Roters  
**Subject:** Comment from Neighborhood meeting

[Karla ducharme@yahoo.com](mailto:Karla_ducharme@yahoo.com) for all the similar water well and treatment locations



AMBER C. MORALES, ASLA  
LANDSCAPE ARCHITECT IN TRAINING  
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[korvaes@sbbgo.com](mailto:korvaes@sbbgo.com) <https://www.sbbgo.com/>