



TRANSMITTAL DATE: August 4, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: September 19, 2022

APPLICATION NUMBER: CPA-01-22

PROJECT DESCRIPTION: Beacon Light and Brookside Future Land Use Map Amendment

APPLICANT:

Cedar Creek Wealth
P.O Box 347
Meridian, ID 83680
Email: conners@btrhold.com
Phone: 208-365-8552

REPRESENTATIVE:

Nicolette Womack
Kimley-Horn
100 W. Idaho Street, Suite 210
Boise, Idaho 83702
Email: micolette.womack@kimley-horn.com
Phone: 208-207-8477

SUBJECT: CPA-01-22 – Beacon Light and Brookside – Cedar Creek Wealth: Cedar Creek Wealth, represented by Nicolette Womack of Kimley Horn, is requesting a comprehensive plan map amendment to change the land use designation of the subject parcel from neighborhood residential to mixed use on the Future Land Use Map. The 7.39-acre site is located on the northwest corner of the intersection of E. Beacon Light Road and Highway 55.

STAFF CONTACT: Morgan Bessaw, AICP CFM Planner II mbessaw@cityofeagle.org

The City of Eagle is reviewing the above-mentioned applications. If you have any comments on the proposed development please notify the City of Eagle **STAFF** in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item. *Do not contact City of Eagle appointed or elected officials regarding this application.

TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Brent Moore, Leon Letson, and Stacey Yarrington**
Ada County Highway District - Attn: **Planning Review**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User's Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Eddy Franklin**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails & Pathways Superintendent - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Ryan Wilkie**
City of Eagle Water Dept. - Attn: **Ken Acuff**
City of Eagle Economic Development Director – Attn: **Robin Collins**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**
Eagle Sewer District - Attn: **Neil Jenkins**

Farmers Union Ditch Co. Inc. - Attn: **Andy Waldera**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Paris Dickerson**
ITD
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Marathon Pipe Line – Attn: **Midge Kline**
Meridian Fire Department - Attn: **Joe Bongiorno**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Republic Services - Attn: **Gary Packwood and Joel Farmer**
Settler's Irrigation - Attn: **S. Bryce Farris**
Sparklight
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Veolia - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Jeff Robertson**
Valley Regional Transit
West Ada School District - Attn: **Marci Horner & Jonathan Gillen**



CITY OF EAGLE
PLANNING AND ZONING

MASTER LAND USE APPLICATION

660 E. Civic Lane, Eagle, Idaho 83616

Phone: (208)939-0227 www.cityofeagle.org

FILE NO: _____

CROSS REF. FILES: _____

FEE: _____

City Date Stamp

The Master Land Use application must be filled out in its entirety, along with the checklist and submittal documentation for the specific land use application type.

TYPE OF LAND USE APPLICATION	
<input type="checkbox"/> Alternative Method of Compliance Request <input type="checkbox"/> Annexation and Rezone (A & RZ) <input type="checkbox"/> Appeal <input type="checkbox"/> Change of Land Use (no exterior improvements) <input type="checkbox"/> Change of Tenant Only (no change in land use) <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Conditional Use Permit (CUP) <input type="checkbox"/> Design Review-Board Level (DR) <input type="checkbox"/> Design Review – Staff Level <input type="checkbox"/> Design Review-Sign-Board Level <input type="checkbox"/> Design Review-Sign-Staff Level <input type="checkbox"/> Design Review-Special Portable Sign <input type="checkbox"/> Development Agreement Modification (DA-MOD) <input type="checkbox"/> Extension of Time-Conditional Use Permit <input type="checkbox"/> Extension of Time-Design Review <input type="checkbox"/> Extension of Time-Final Plat <input type="checkbox"/> Extension of Time-Preliminary Plat <input type="checkbox"/> Fence Permit <input type="checkbox"/> Final Planned Unit Development (FPUD) <input type="checkbox"/> Final Planned Unit Development Modification	<input type="checkbox"/> Floodplain Development Permit (FDP) <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Parcel Division <input type="checkbox"/> Plat-Combined Preliminary / Final Plat (PP/FP) <input type="checkbox"/> Plat-Condominium <input type="checkbox"/> Plat-Final (FP) <input type="checkbox"/> Plat-Preliminary (PP) <input type="checkbox"/> Preliminary Plat Modification (PP-MOD) <input type="checkbox"/> Preliminary Planned Unit Developments (PPUD) ¹ <input type="checkbox"/> Request for Zoning Certification <input type="checkbox"/> Rezone (RZ) <input type="checkbox"/> Tree Removal <input type="checkbox"/> Vacation <input type="checkbox"/> Variance <input type="checkbox"/> Waiver (Accessory Building Setback) <input type="checkbox"/> Waiver (Home Occupation) <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Zoning Text Amendment (ZOA) <input type="checkbox"/> Zoning Verification / Rebuild Letter

¹Preliminary Planned Unit Development application includes the Preliminary Development Plan, Conditional Use Permit, and the Preliminary Plat.

6/29/2022

PROJECT/SITE ADDRESS & LOCATION			
Project Name:		Parcel #:	
Address:		City/State/Zip:	
Subdivision:		Block:	Lot:
Major Cross Streets:		Distance to Major Cross Streets:	
SITE INFORMATION & DATA			
Total Acreage / Lot Size:		Flood Zone:	
Design Review Overlay Districts:		<input type="checkbox"/> DDA <input type="checkbox"/> TDA <input type="checkbox"/> CEDA <input type="checkbox"/> DSDA <input type="checkbox"/> No Overlay	
Land Use Application Type:		<input type="checkbox"/> Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family (3+ units) <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use	
APPLICANT			
Applicant Name:		<input type="checkbox"/> Owner <input type="checkbox"/> Purchaser <input type="checkbox"/> Tenant	
Address:		City/State/Zip:	
Email:		Phone:	
OWNER			
Owner Same as Applicant Above: <input type="checkbox"/> If same, check the box and skip this section.			
Owner Name:		Phone:	
Address:		City/State/Zip:	
Email:			
REPRESENTATIVE (If different from above)			
Representative Name:		Phone:	
Address:		City/State/Zip:	
Email:			
BUILDING ARCHITECT			
Business Name:		Phone:	
Contact Name:		Phone:	
Address:		City/State/Zip:	
Architect Email:			
ENGINEER			
Business Name:		Phone:	
Contact Name:		Phone:	
Address:		City/State/Zip:	
Engineer Email:			

6/29/2022

LANDSCAPE ARCHITECT (If applicable)	
Business Name:	Phone:
Contact Name:	Phone:
Address:	City/State/Zip:
Engineer Email:	

CITY OF EAGLE APPLICATIONS

Eagle City Code [Section 1-7-4 \(A\)](#) states, "Fee Schedule Established: The city clerk or their designee, at the time of the filing of a land use application, petition, or receipt of an area of impact referral, shall collect the fee and/or deposit established by resolution of the city council together with a deposit for any direct costs incurred by the city to review such requests by architects, engineers, attorneys, or other professionals necessary to enable the city to process said application, petition, or referral in an informed manner." Direct costs, as underlined in 1-7-4 (A) above, shall be required to be paid by the applicant in a time frame to be determined by the City Policy for Collection and Enforcement of Deposits and Fees for Land Use Action as approved and adopted by the Eagle City Council.

NOTES:

- The processing of an application shall be delayed or stopped if deposit balances, and direct costs are not reimbursed as required in accordance with the adopted policy.
- The applicant shall not construct any required improvements, including storm drainage or roadway facilities, until the City has received a copy of the ACHD stamped and approved final engineering construction drawings. Upon receipt of the ACHD approved construction drawings and confirmation by the City Engineer that they comply with the City-approved construction drawings, the City will issue a "notice to proceed" to the applicant's representative.
- IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND /OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.
- ALL ITEMS SHALL BE COMPLETED AS DETERMINED BY THE ZONING ADMINISTRATOR PRIOR TO APPLICATION BEING DEEMED COMPLETE.
- The city does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Preliminary Development Plan and Conditional Use Permit Application for Planned Unit Developments does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, central water service, sanitary sewer service, access to public roads and fire protection. "Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis."

6/29/2022

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application, application materials, and a completed checklist have been submitted, and that the information they contain is true and correct.

Printed Name of Applicant/Representative _____ Date _____

Signature of Applicant/Representative _____ Date _____

City Staff Comments: _____

Signature of receipt by City Staff _____ Date _____

6/29/2022



COMPREHENSIVE PLAN AMENDMENT SUBMITTAL CHECKLIST AND ADDITIONAL INFORMATION

The following checklist AND information need to be completed. All items listed on the checklist must accompany the completed application. ALL DOCUMENTS SUBMITTED MUST BE SINGLE SIDED WITH NO STAPLES.

Applicant Use STAFF USE

 Date of pre-application meeting: _____

Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the receipt of this application.

#1

 A complete Master Land Use Application form (it is the applicant's responsibility to use a current application). Application must be single sided; double sided application will not be accepted.

SITE DATA	
Does this application affect properties other than those owned by the applicant?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please list the parcel #s for each affected property:	

#2

 Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting. Refer to [Eagle City Code Section 8-7-8 \(B\)\(1\)](#) noticing requirements and neighborhood meeting requirements.

#3

 Legal description of the property including meets and bounds to the center line of all adjacent right of ways with appropriate closure to meet the standards of the Ada County Engineer.

#4

 Copy of Deed.

- #5 Names and addresses of all adjoining property all property owners and purchasers of record owning property located within the respective radius of the exterior boundary of the application property as set forth in table D-1 below. The addresses shall be submitted to the City on two (2) sets of address labels, and a map showing the addresses in relation to the land being considered shall be submitted.

Table D-1 Eagle City Code Section 8-7-8(D)	
Application property zoned:	The notice distance shall be:
RR and RUT	1,500 feet
A and A-R	1,500 feet
R-E	1,000 feet
R-1	800 feet
All other Zones	500 feet

- #6 If the signatory on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.
- #7 Four (4) 24" x 36" maps of affected properties not owned and/or contracted by the applicant.
- #8 Fourteen (14) 11" x 17" site plans including all affected properties with owner's names identified. **Plans must be arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)**
- #9 One (1) 8½" x 11" reduction of the site plan
- #10 One (1) 8 ½" x 11" vicinity map at 1" = 300' scale (or similar), labeling the location of the property and adjacent streets.
- #11 One (1) 8 ½" x 11" colored aerial vicinity map showing the proposed plat superimposed in the project location and the surrounding area up to ¼ mile from project boundaries.
- #12 One (1) set of 24" x 36" Pathways and Trails plan (if development impacts existing pathways and trails, or if development would trigger improvements based on the [City of Eagle adopted Pathways and Trails Master Plan](#)) showing the following:
- Pathway locations, type, and width.
 - Sidewalk locations, type, and width.
 - Location of existing easements for irrigation companies.
 - Indicate location of canal routes and specify which ones will be covered and which will stay open
- One (1) copy of any canal company license agreements (if applicable). **N/A**
- One (1) copy of exclusive use easements of any kind that might impact pathways and/or **N/A** open space (if applicable)
- #13 Provide a written statement addressing the following:
- A. specific description of the change being requested.

- B. Specific information on any property(s) involved.
- C. A description of the condition or situation which warrants a change in the Plan.
- D. A description of the public benefit(s) that would occur from such a change in the Plan and an explanation of why the public would need any such benefit(s).
- E. An explanation of why no other solutions to the condition or situation which warrants a change in the Plan are possible or reasonable under the current policies of the Plan.
- F. A detailed list of all applicable comprehensive plan goals, policies and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.
- G. A proposed development plan for any land involved if a specific development is planned at the time the request for the amendment is being made.
- H. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.
- I. If the amendment will impact more than the applicant submitting the application a detailed description of the efforts made to inform other parties potentially impacted by the change of the application.
- J. Any other data and information required by the City for their evaluation of the request.

Pursuant to letter J above, the following information is required:

#14 **Transportation Analysis**

See Trip
Generation Memo

1. Do the proposed/existing streets meet the classifications and alignments of the most current [Eagle Comprehensive Plan](#) and [Ada County Long Range Highway & Street Map](#) (Communities in Motion) produced by Ada County Highway District and COMPASS
2. Provide a Traffic Impact Study (to be reviewed by the City, ACHD, COMPASS, and ITD) to determine the need for modifications to the existing and planned transportation system as a result of the proposed land uses. The following issues shall be addressed:
 - Required amendment to the Long Range Transportation Plan (Communities in Motion);
 - The current transportation system and operational characteristics in the site vicinity;
 - The interface between the on-site circulation system and the adjacent circulation system;
 - The intensity and character of the development;
 - Trip generation (including the existing and proposed land use designations);
 - Distribution and assignment estimates (show intersections affected by a 10% or more increase from the proposed change); and
 - Impacts of the development on the existing and planned transportation systems.

Economic Analysis (for applicants proposing a Village Center, Mixed-Use, Commercial, Professional Office, Business Park, or Industrial land use designation)

N/A

1. Submit an Economic Study which documents the economic impact of the proposed nonresidential uses on the existing City.
2. Provide a public involvement plan that provides a means for involvement with the Eagle Chamber of Commerce Economic Development Committee and the neighboring property owners.

#15 **Habitat Analysis**

See ID Fish
and Game Letter

1. Submit a baseline vegetation and wildlife study to be reviewed by the City of Eagle in consultation with Idaho Fish and Game. The Idaho Department of Fish and Game has an outline to follow for preparation of the study.

#16

Water and Sewer Analysis

1. Provide a water and sewer master plan for the site including the identification of the water and sewer needs, sources/ providers, and methods of serving for the entire site.

#17

A completed [Fiscal Impact Worksheet](#).

Public hearing signs shall be posted on the land prior to the Planning and Zoning Commission hearing and again prior to the City Council hearing in accordance with [Eagle City Code Section 8-7-8 \(E\)](#).

Any other data and information required by the City for their evaluation of the request.

A high-resolution digital copy of all plans and documents with each page saved as a separate file.

APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.

Payment of application fees. Please submit the [Planning and Zoning Application Fee Calculation Request Form](#) a minimum of two (2) working days prior to application submittal to confirm required application fees.

Any additional information to aid in understanding the project.

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents are single sided with no staples.

Applicant/Representative Printed Name

Date

Applicant/Representative Signature



July 26, 2022

Planning Division
City of Eagle
660 E. Civic Lane
Eagle, Idaho 83616

RE: *Beacon Light Storage Request*

On behalf of Cedar Creek Wealth, we are submitting the following Comprehensive Plan Map Amendment request for review and approval.

The subject property is located at 3301 N Brookside Lane in Ada County (Parcel Nos. S0234438905, S0234438705, R5488500210 and a portion of R5488500182) and consists of 7.39 acres. The site currently has no standing structures and mainly consists of open field space with light vegetation. The subject property is bounded on almost every side by either Dry Creek, Beacon Light Road, Brookside Lane and HWY 55. Adjacent to the east is one single family home with access from HWY 55. Across Dry Creek are several large single-family homes with access onto Brookside Lane.

The Future Land Use Map designates the site as 'Neighborhood Residential' which designates areas suitable for single family residential. We are requesting this be amended to the 'Mixed Use' designation. The comprehensive plan amendment is warranted based on the site's access constraints and adjacency to major corridors. The change in the plan will benefit the public by achieving the City's transportation goals through constructing the Brookside Lane realignment and improving the safety of intersection access points. A comprehensive plan amendment for a mix of uses in this area has been recommended by several policies within the Brookside Planning Area of the Comprehensive Plan. This is a result of the level of parcel/property owner coordination which will be necessary to address the number of concerns listed in this area. A Trip Generation Memo has been included showing the estimated impact the change is expected to have on the existing and planned infrastructure. Compared to the existing allowed single-family uses for the property, the proposal will generate less daily total trips.

A full Traffic Impact Study is currently under development and review, after which an Annexation/Rezone, and Development Agreement will be submitted shortly thereafter. The project will be requesting annexation into the City of Eagle with the zone MU (Mixed Use). The site plan included shows Brookside Lane realigned to connect to Beacon Light Road, rather than its current access onto HWY 55. This is based on recommendations of the Comprehensive Plan Future Roadway Network Map and conversations with the City and ACHD staff regarding the safety concerns of Brookside Lanes existing placement. A stub road to the northeast of the site has been provided to allow parcels along HWY 55 alternative forms of future access. A floodplain exists adjacent Dry Creek. As recommended by staff and the Comprehensive Plan a pedestrian pathway along the creek has been included, the exact location will be confirmed based on floodplain regulations.

Our client intends to construct three, 1 story, flex buildings (7,500 SF ea.) west of the relocated Brookside Lane. The remainder of the property will include an enclosed climate controlled self-storage

building (64,970 SF), 5 drive-up storage buildings (64,675 SF), and 5 Boat/RV storage buildings (107,345 SF). A truck wash and dump area are located on the north-eastern end of the site along the new frontage road. Vehicular access for both the flex buildings and the storage facility will be located on both sides of Brookside Lane, just north of Beacon Light Road, with a total of 111 customer parking spots provided. All perimeter buildings will be enclosed and fenced with landscaping to create an attractive streetscape. The only open-air storage buildings will be located internal to the site, unable to be seen from the rights-of-way.

The proposal is consistent with the several comprehensive plan policies. Section 6.15.1 describes the Brookside Planning Area as an area of transition from the State Highway system to the foothills. It continues on to describe the transportation impacts in this area and the need to look at a new mix of land uses that buffer and transition to the large lot development from the highway. The proposed Land Use Map amendment and uses are supported by Section 6.15.1.A which calls for a true mixed-use area with residential, office and community commercial to serve the incorporated residential and neighboring residential uses. The stub road included to the east of our site is consistent with Section 6.15.1.C which calls for establishing a parallel collector along HWY 55 to remove future highway access. The realignment of Brookside is consistent with Section 6.15.1, 6.15.2.F and 6.15.3.A,B&C which calls for working with ITD, ACHD and City of Eagle to resolve access limitations in the area in a consolidated fashion. The proposed Dry Creek pathway is consistent with Section 6.15.2.H which calls for pedestrian connections to Dry Creek. Lastly, Policy 6.4.3.Q supports the city in consideration of annexing any parcels of land allowed to be annexed by Idaho Code 50-222.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The best engineering, architectural, and constructions practices will be employed and implemented by the ownership and consultant team.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 207-8477 or Nicolette.Womack@kimley-horn.com should you have any questions.

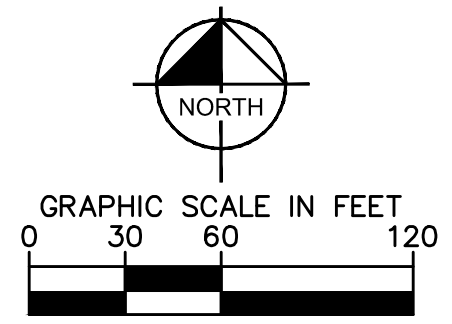
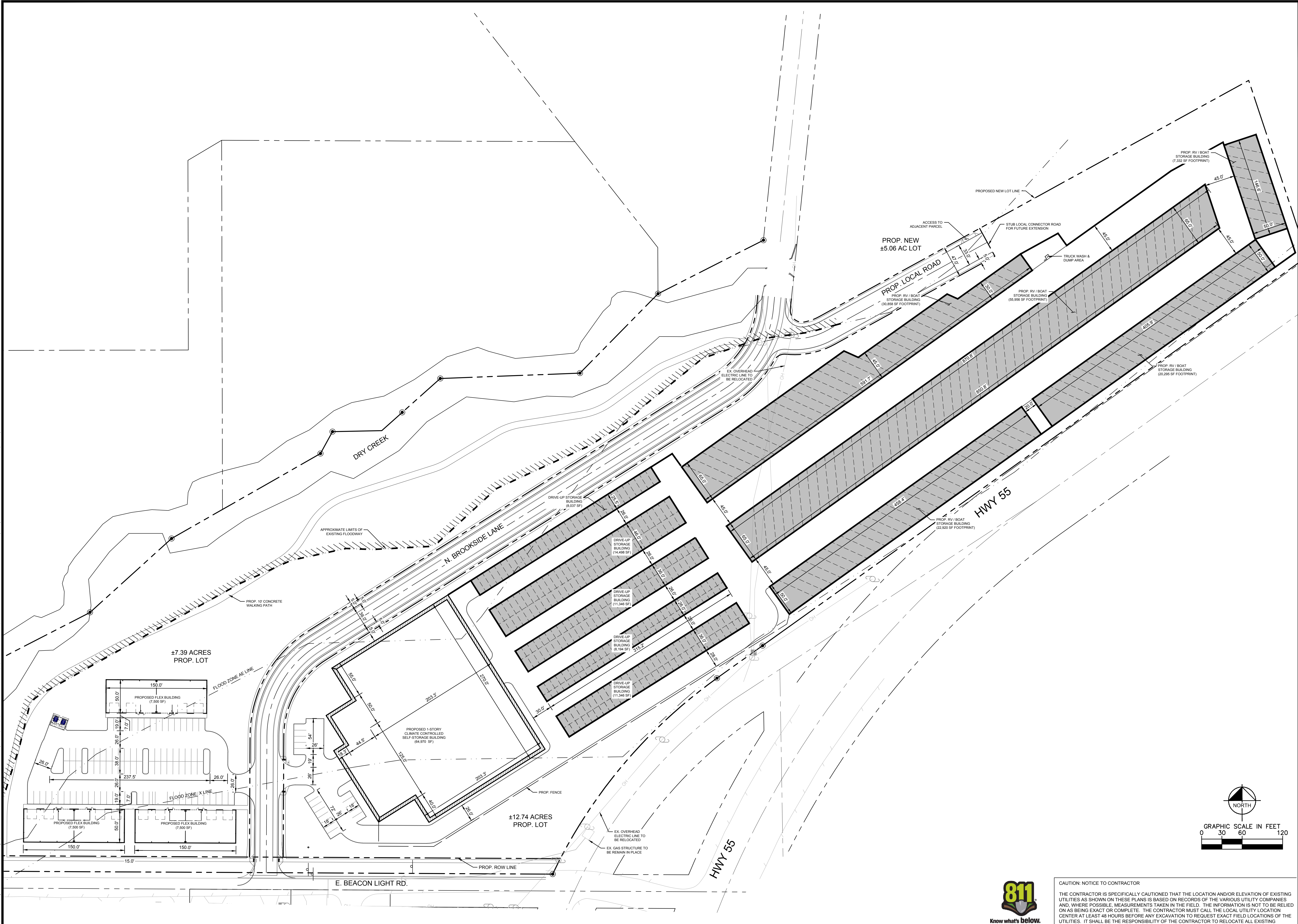
Sincerely,



Nicolette Womack, AICP
Planner

Date: 7/25/2022 10:42 AM
 User: O'REILLY, MICHAEL
 Path: K:\01_CIVIL\093866000 BEACON LIGHT\ADD\EXHIBITS\EAGLE ID SITE EXHIBIT 20220725.DWG

This document, together with the associated design presented herein, is an instrument of service, as defined by law, for the specific purpose and client for which it was prepared. It is intended only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the express written consent of Kimley-Horn and Associates, Inc. It shall be without liability to Kimley-Horn and Associates, Inc. if used for any other purpose without the express written consent of Kimley-Horn and Associates, Inc.



CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	DESCRIPTION

SITE LAYOUT EXHIBIT - 6
BEACON LIGHT
 N.W.C. OF ID-55 & EAST BEACON LIGHT ROAD
 EAGLE, ID 83714

DESIGNED BY: _____ 7/25/2022
 CHECKED BY: _____ 7/25/2022
 PROJECT NO.: 093866000
 SCALE: AS SHOWN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley-Horn
 Kimley-Horn and Associates, Inc.

SHEET
E0.01



111 East Broadway, Suite 600 Salt Lake City, UT 84111 Tel. No. (385) 212-3178