



TRANSMITTAL DATE: June 10, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: July 19, 2021

APPLICATION NUMBER: A-08-21/RZ-09-21/CU-06-21/PPUD-06-21/PP-11-21

PROJECT DESCRIPTION: Beaconwood Subdivision

APPLICANT:

Jane Suggs – Gem State Planning
9839 West Cable Car Street, Suite 101
Boise, ID 83709
Phone: (208)602-6941
Email: jane@gemstateplanning.com

REPRESENTATIVE:

Same as applicant

SUBJECT: A-08-21/RZ-09-21/CU-06-21/PPUD-06-21/PP-11-21 – Beaconwood Subdivision – Jane Suggs – Gem State Planning: Jane Suggs – Gem State Planning is requesting an annexation, rezone from R2 (Low Density Residential – Ada County designation) to R-2-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Beaconwood Subdivision, a 77-lot (72-buildable, 5-common) residential planned unit development. The 37.34-acre site is located on the southeast corner of West Beacon Light Road and North Lanewood Road.

STAFF CONTACT: Michael Williams, CFM Planner III

mwilliams@cityofeagle.org

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle 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.

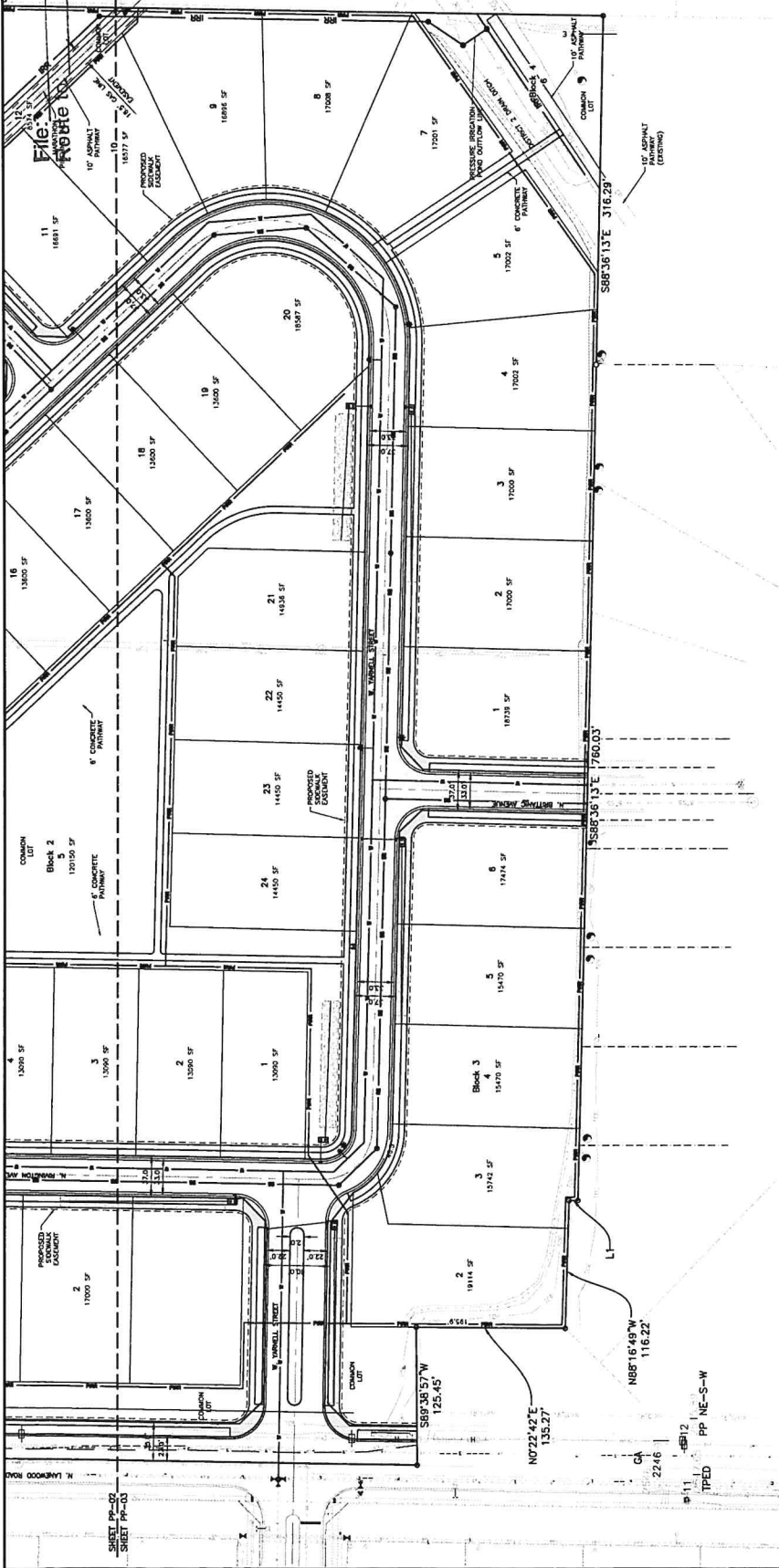
TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Brent Moore 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 Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**
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 Water Co.
Eagle Sewer District - Attn: **Lynn Moser**

Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Paris Dickerson**
ITD - Attn: **Ken Couch**
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**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Suez - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Jeff Robertson**
Valley Regional Transit
West Ada School District - Attn: **Joe Yochum & Marci Horner**

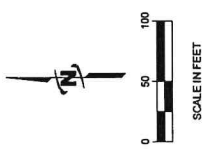
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CITY OF EAGLE

JUN 02 2021



EXISTING	PROPOSED
Sanitary Sewer Line	Sanitary Sewer Line
Water Line	Water Line
Gravity Irrigation Pipe	Pressure Irrigation Line
Storm Drain Line	Storm Drain Line
Centerline	Centerline
Lot Line	Lot Line
6\"/>	
5\"/>	
Sever Manhole	Ditch Flow Line
Irrigation Manhole	Street Light
Tree Deciduous	Tree Conifer
Edge of Pavement	Edge of Pavement
Dog Line	Dog Line
Fence Line	Fence Line
1\"/>	
Drainage Facility	Drainage Facility

LAND USE SUMMARY
 TOTAL AREA: 37.34 AC
 TOTAL LOTS: 24
 COMMON AREA LOTS: 5
 RESIDENTIAL DENSITY: 1.93 DU/AC
 AVERAGE LOT SIZE: 15,000 S.F.
 SMALLEST LOT: 13,000 S.F.
 PROPOSED ZONE: R-2-DA-P



JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7300
 www.jub.com

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	JUB	05/11/21

BEACONWOOD SUBDIVISION
 EAGLE, IDAHO
 DEVELOPMENT PLAN
 SHEET NUMBER: DP-02

SHEET 10 OF 10
 SHEET 11 OF 10

11
 TYPED
 PP NE-S-W

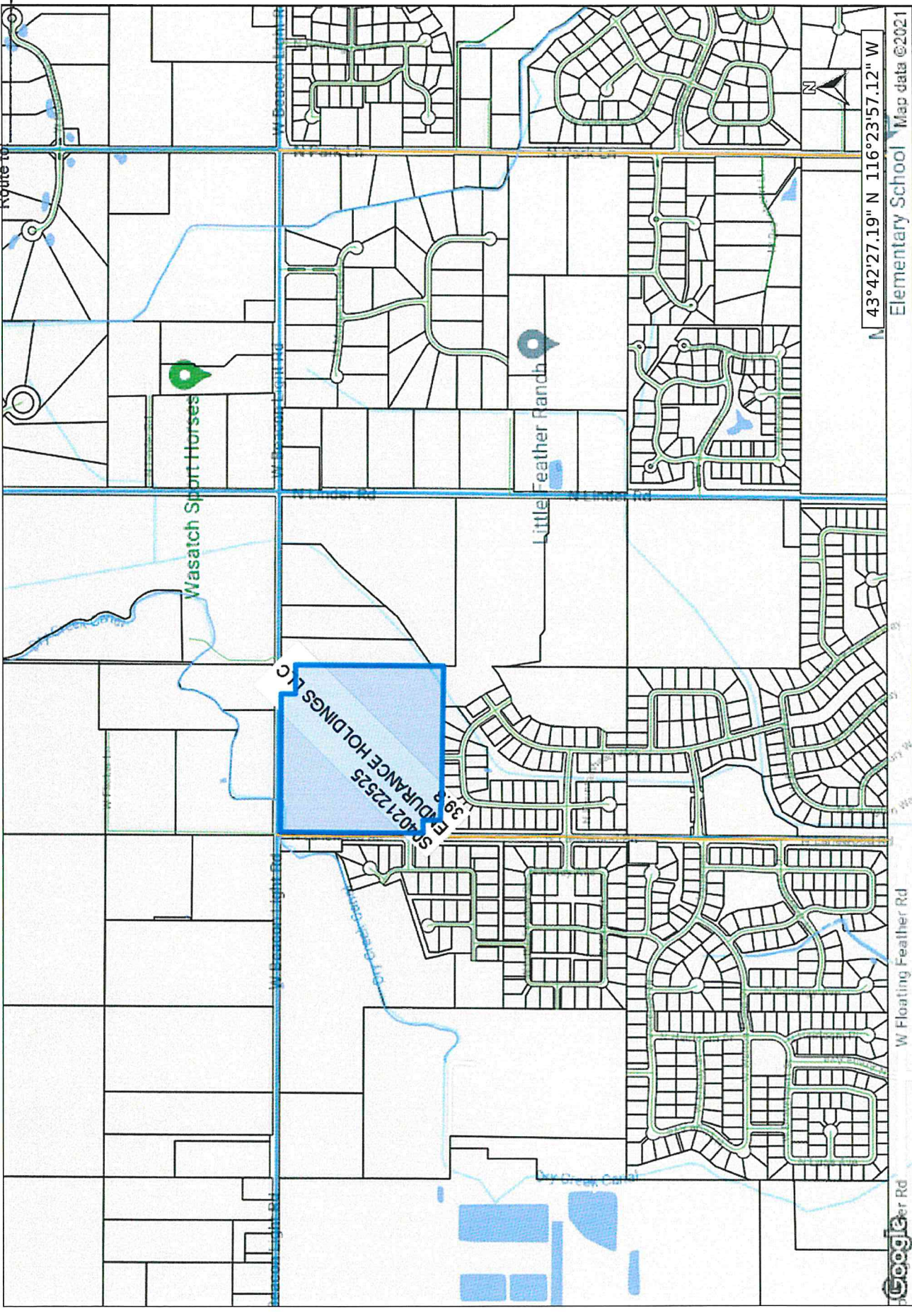
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Beaconwood Subdivision

Vicinity Map 2



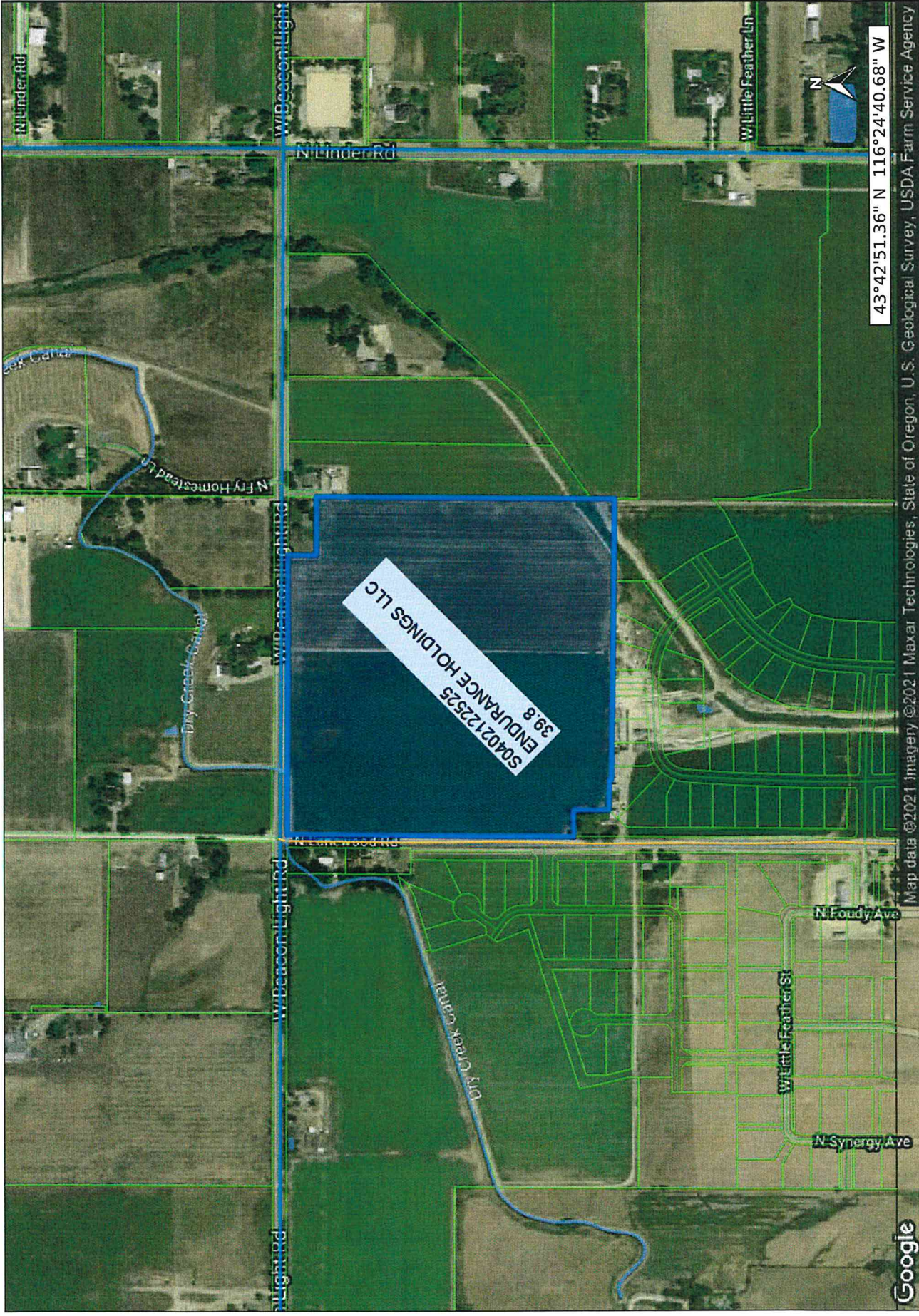
File:



File:
Route to:

Beaconwood Subdivision

Aerial map of surrounding area

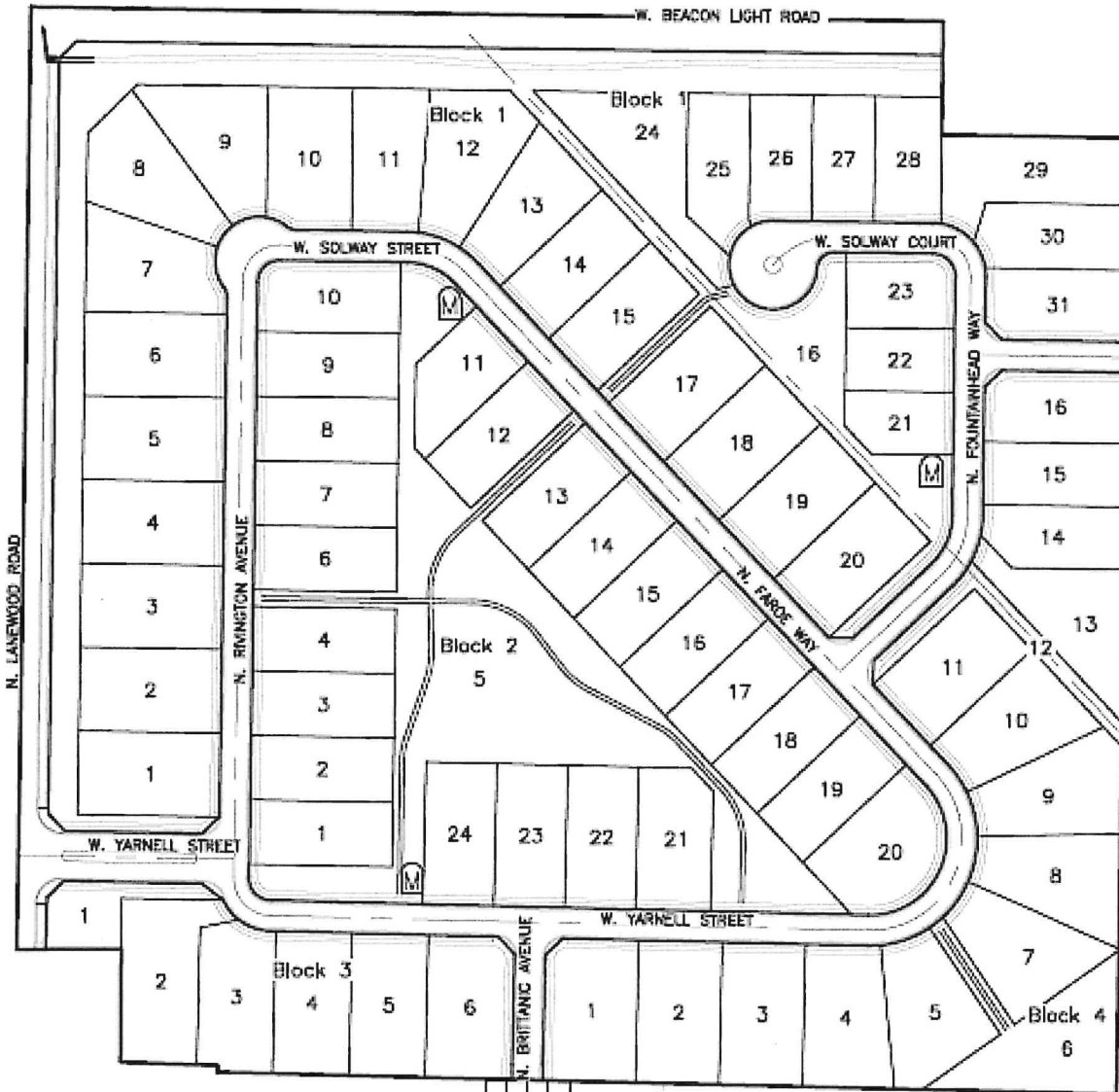


Map data ©2021 Imagery ©2021 Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

JUN 02 2021

Gem State Planning, LLC

File: _____
Route to: _____



9840 W. Overland Road, Suite 120, Boise, Idaho 83709