



TRANSMITTAL DATE: June 3, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: July 18, 2022

APPLICATION NUMBER: RZ-08-22/CU-08-22/PPUD-05-22/PP-13-22

PROJECT DESCRIPTION: Benari Estates Subdivision

APPLICANT:

Eagle 1 LLC
4824 West Fairview Avenue
Boise, Idaho 83706
Email: laren@congergroup.com

REPRESENTATIVE:

Laren Bailey
4824 West Fairview Avenue
Boise, Idaho 83706
Email: laren@congergroup.com
Phone: 208-899-1155

SUBJECT: RZ-08-22/CU-08-22/PPUD-05-22/PP-13-22 – Benari Estates Subdivision – WH Eagle 80, LLC: Eagle 1 LLC, represented by Laren Bailey, is requesting a rezone from A (Agricultural) to R-3-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Benari Estates Subdivision, an 88-lot (77-buildable, 11-common) residential planned unit development. The 35.29-acre site is located at the northeast corner of West State Street and North Ballantyne Lane at 1770 West State Street.

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, 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: **Lynn Moser**
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**
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: **Marci Horner & Jonathan Gillen**