



TRANSMITTAL DATE: September 26, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: December 5, 2022

APPLICATION NUMBER: A-10-22/RZ-13-22/PP-19-22

PROJECT DESCRIPTION: Brookstone Subdivision

APPLICANT:

Timberland Development Partners
14254 West Battenberg Drive
Boise, ID 83713
Email: dyorgason6@gmail.com
Phone: 208-850-1070

REPRESENTATIVE:

Dave Yorgason
Same Address

SUBJECT: A-10-22/RZ-13-22/PP-19-22 – Brookstone Subdivision – Timberland Development Partners: Timberland Development Partners, represented by Dave Yorgason, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-6-DA (Residential with a development agreement [in lieu of a PUD]), and preliminary plat approvals for Brookstone Subdivision, a 113-lot (97-buildable [53 single-family, 44 single-family attached], 16-common) residential subdivision. The 23.28-acre site is located on the north side of State Highway 44 approximately 1,850-feet west of the intersection of State Highway 44 and North Linder Road

STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@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.

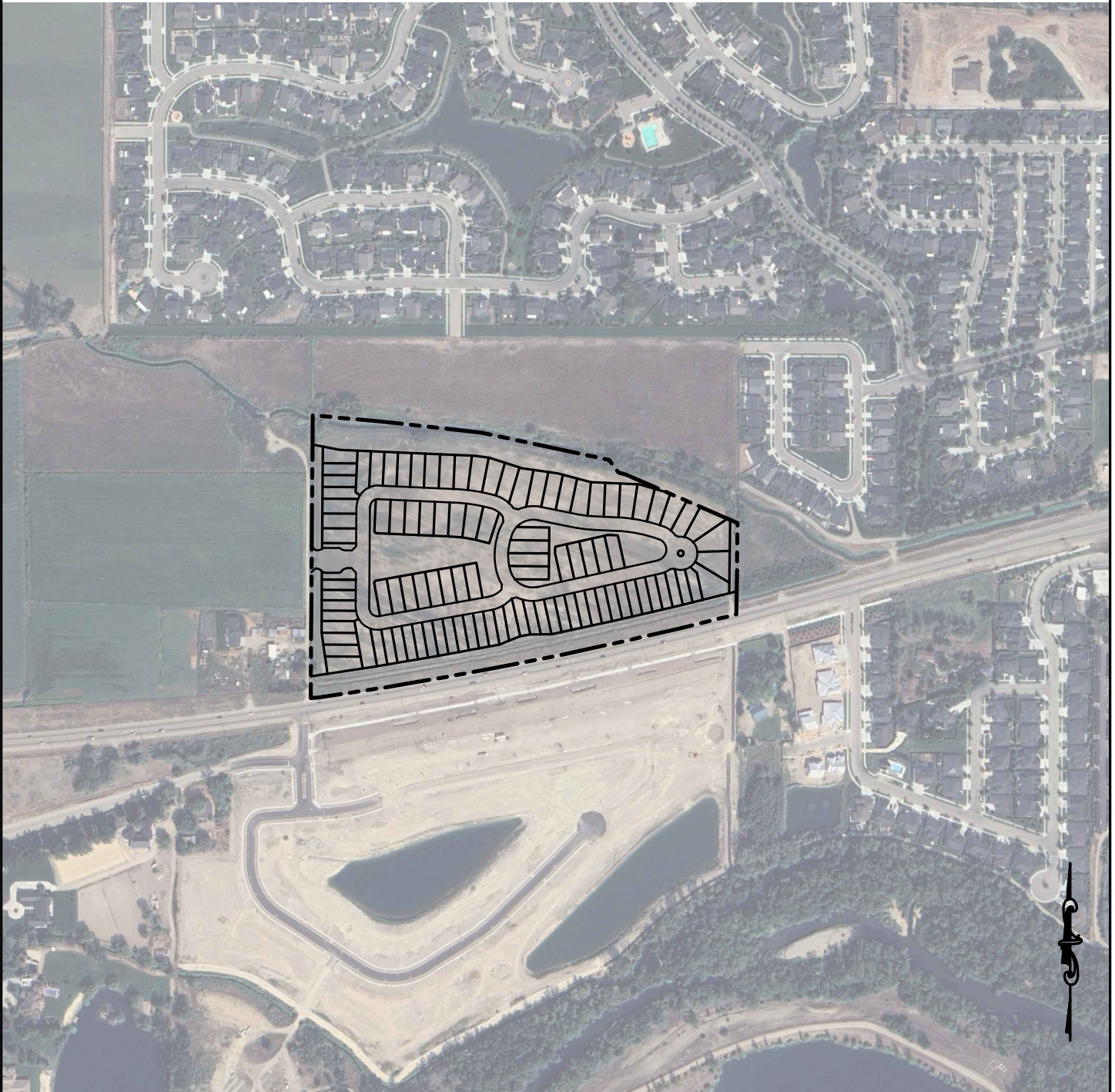
TRANSMITTED TO:

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**
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**

**AERIAL VICINITY MAP FOR
BROOKSTONE SUBDIVISION**

**A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2022**



VICINITY MAP
1" = 500'

AERIAL
SHEET

DATE:
2022

PROJECT:
C2022-010

**AERIAL VICINITY MAP
TIERPOINTE SUBDIVISION
TALL TIMBER CONSULTING**

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

**300' VICINITY MAP FOR
BROOKSTONE SUBDIVISION**

**A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2022**



VICINITY MAP
1" = 300'

300VC
SHEET

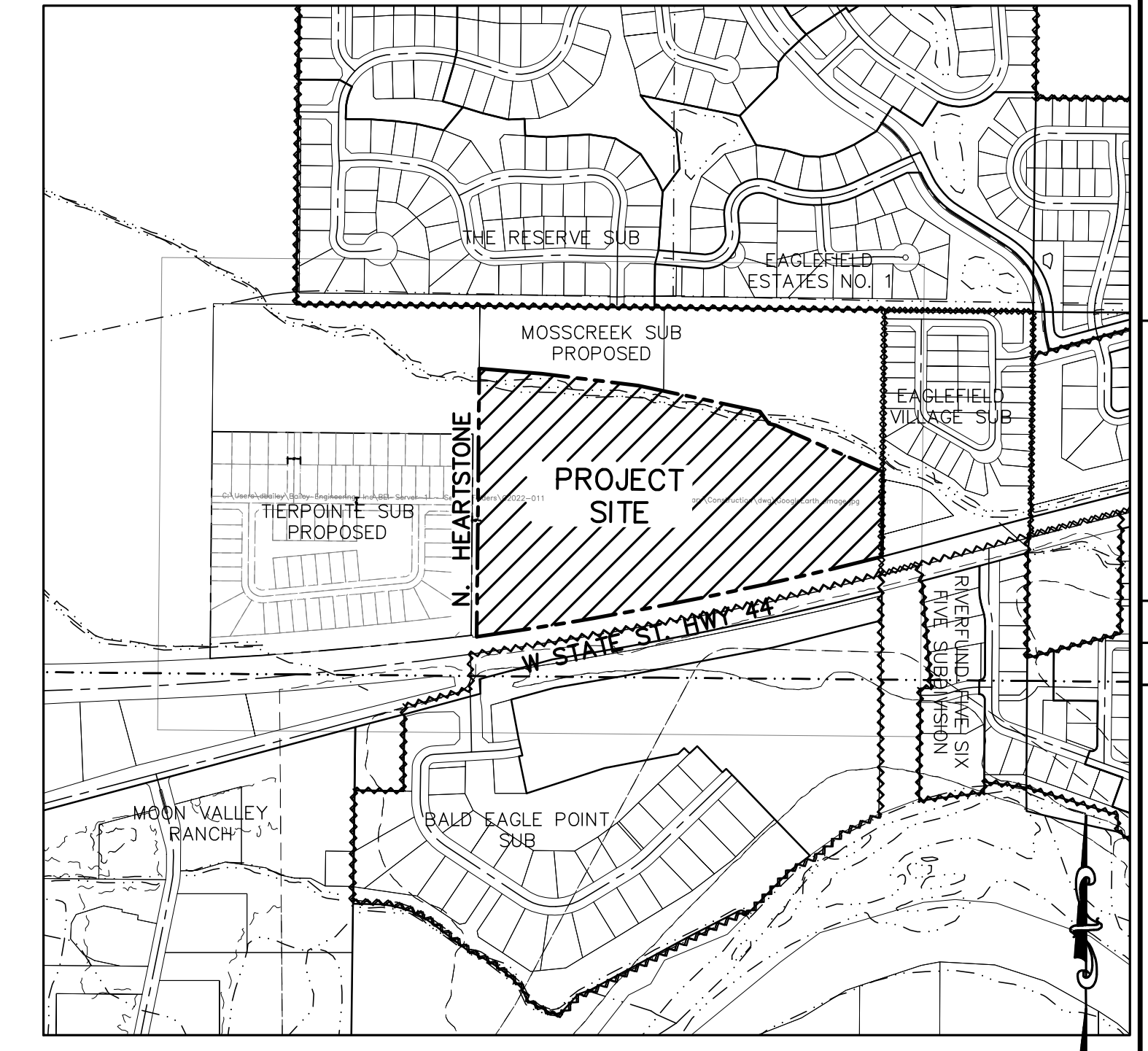
DATE: 08/2022
PROJECT: Brookstone
C#2022-010

**300' VICINITY MAP
BROOKSTONE SUBDIVISION
TALL TIMBER CONSULTING**

Bailey Engineering, Inc.
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INDEX PLAN FOR BROOKSTONE SUBDIVISION

A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2022



VICINITY MAP
1" = 1000'

- NOTES**
- EAGLE CITY WATER AND EAGLE SEWER DISTRICT SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS
 - THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0135J EFFECTIVE JUNE 19, 2020
 - THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE MIDDLETON MILL DITCH COMPANY
 - ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED
 - ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. _____) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT
 - LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY
 - THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (INSTRUMENT NO. _____). THE RESTRICTIVE COVENANTS FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITH THE EXPRESS CONSENT OF THE CITY OF EAGLE
 - DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE
 - THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF"
 - ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 12-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF THE HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES
 - UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 6(SIX) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 12(TWELVE) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY
 - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND/OR SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACHD
 - LOTS 1, 2, 3, 37, 38, 39, 81, 82, 83, 84, 85 & 106 OF BLOCK 1, ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BROOKSTONE HOME OWNER'S ASSOCIATION
 - LOTS 11 & 72 BLOCK 1 ARE A PRIVATE STREETS WHICH SHALL HAVE A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. THE RESIDENTIAL LOTS LOCATED ADJACENT TO LOTS 11 & 72, BLOCK 1 SHALL HAVE A) NON-EXCLUSIVE PERPETUAL RIGHT OF INGRESS AND EGRESS EASEMENT OVER SAID LOT, B) THE EASEMENT SHALL RUN WITH LAND, C) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE STREET, AND D) THE RESTRICTIVE COVENANT FOR OPERATION AND MAINTENANCE OF THE PRIVATE STREET CANNOT BE DISSOLVED OR MODIFIED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE

- DEVELOPMENT FEATURES**
- ACREAGE**
TOTAL PARCEL - 23.28 ACRES
TOTAL LOTS - 113
TOTAL DWELLING UNITS - 97
BUILDABLE LOTS -
SF RESIDENTIAL R6 - 53
Min Lot - 5060 sf
Avg Lot - 5815 sf
SF RESIDENTIAL DUETS - 44
Min Lot - 2893sf
Avg Lot - 4352sf
COMMON LOTS - 13
DENSITY DU/ACRE - 4.17
MINIMUM LOT SIZE - 3893 sf
AVERAGE BUILDABLE LOT SIZE - 5,212 sf
- COMMON LOTS - 11.74 ac - 35.5%
OPEN SPACE REQUIRED: 20% - 4.65 acres
COMMON OPEN POND/GRASS/DRAINAGE - 4.73 ac - 20.3%
STREET BUFFERS - 3.33 ac - 14.3%
- ZONING**
EXISTING - RUT
PROPOSED - R-6
SETBACKS:
FRONT - 20 FEET
REAR - 20 FEET
INTERIOR SIDE 5 FEET FIRST STORY - 5 FEET EACH ADDITIONAL STORY
STREET SIDE - 20 FEET
MINIMUM LOT SIZE 5000SF 44' WIDTH
MINIMUM ATTACHED LOTS 35' WIDTH

- SEWAGE DISPOSAL**
EAGLE SEWER DISTRICT
- WATER SUPPLY**
EAGLE CITY
- CITY**
EAGLE CITY
- SCHOOL DISTRICT**
WEST ADA
- FIRE DISTRICT**
EAGLE
- IRRIGATION DISTRICT**
MIDDLETON MILL DITCH CO

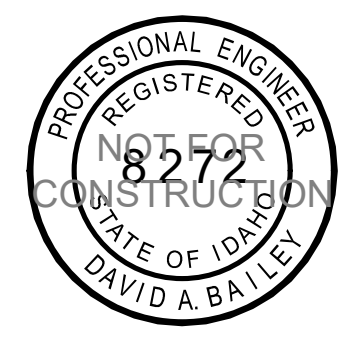
OWNERS
BONNIE JUNE PONTIER
771 TRUMBLE AVE
MERIDIAN, ID 83642

DEVELOPER
TALL TIMBER

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83618
208-938-0013

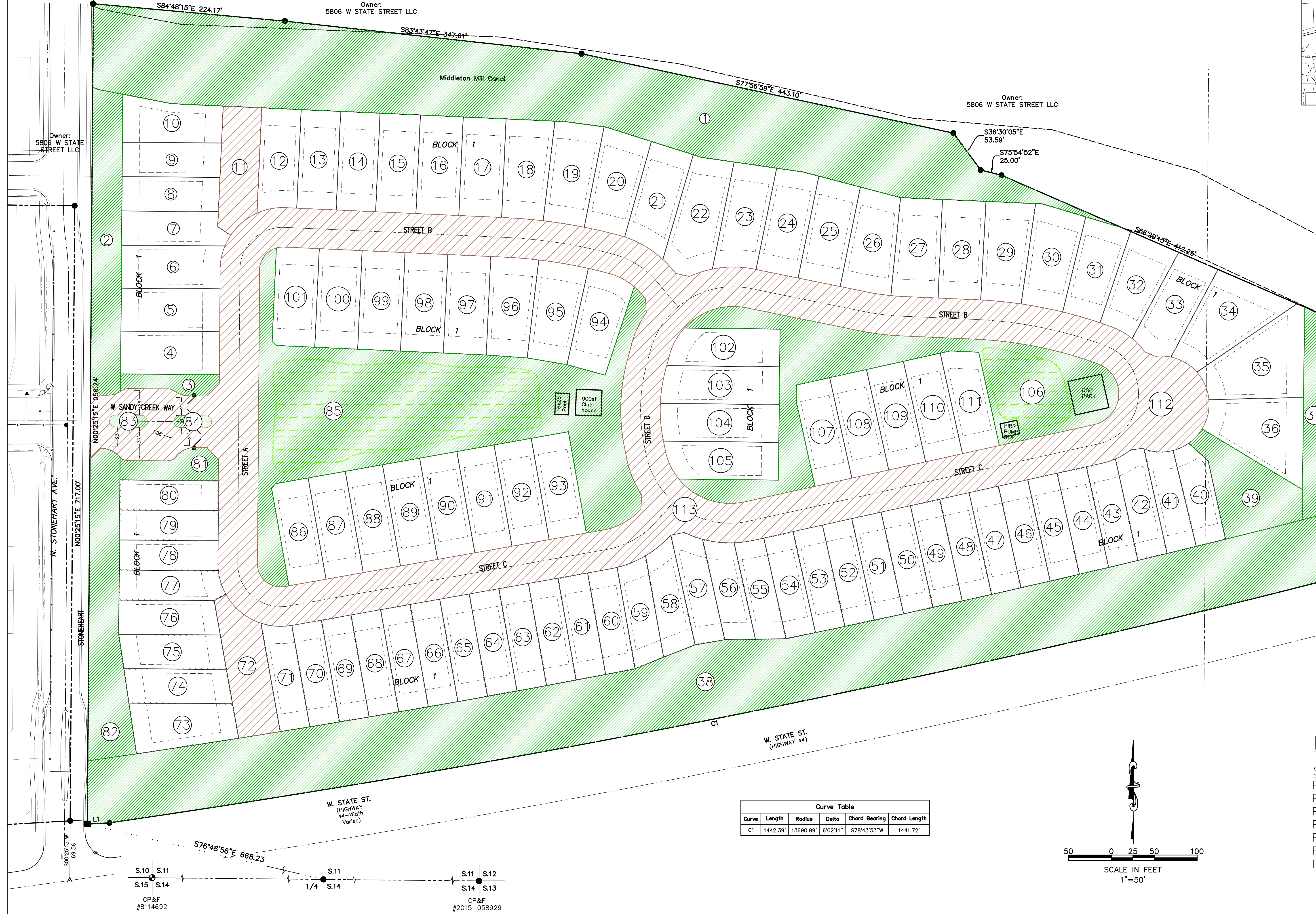
PLANNER/CONTACT
DAVE YORGASON
TALL TIMBER

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL: 208-938-0013
4242 N. BROADSIDE LANE
BOISE, ID 83714
www.baileyengineering.com



CHECKED BY:
DAVID A. BAILEY, P.E.

DRAWN BY:
DAB/DSS



Common Lots		
Lot	Area	
BLOCK 1 Lot 1 OPEN	96010	MIDDLETON MILL CANAL
BLOCK 1 Lot 2 OPEN	12305	COLLECTOR BUFFER
BLOCK 1 Lot 3 OPEN	2257	ENTRY BUFFER
BLOCK 1 Lot 11 OPEN	6208	COMMON DRIVE AND PARKING
BLOCK 1 Lot 37 OPEN	5989	COMMON OPEN PATHWAY
BLOCK 1 Lot 38 OPEN	111603	STATE STREET BUFFER
BLOCK 1 Lot 39 OPEN	8529	COMMON OPEN
BLOCK 1 Lot 72 OPEN	7339	COMMON DRIVE AND PARKING
BLOCK 1 Lot 81 OPEN	3233	ENTRY BUFFER
BLOCK 1 Lot 82 OPEN	14061	COLLECTOR BUFFER
BLOCK 1 Lot 83 OPEN	574	LS ISLAND
BLOCK 1 Lot 84 OPEN	574	LS ISLAND
BLOCK 1 Lot 85 OPEN	63196	COMMON OPEN
BLOCK 1 Lot 106 OPEN	32293	COMMON OPEN
BLOCK 1 Lot 112 OPEN	284	LS ISLAND
BLOCK 1 Lot 113 OPEN	147077	PRIVATE DRIVE

PLAT LEGEND

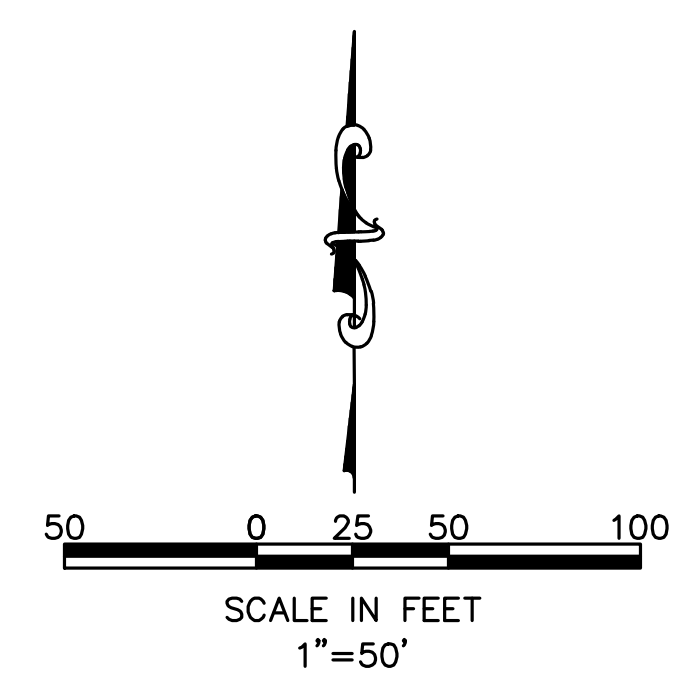
- PROPOSED FIRE HYDRANT
- STREET LIGHT
- EXISTING CONTOUR
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- STREET NAME
- HANDICAP RAMP

SURVEY LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION LINE

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	1442.39'	13690.99'	6°02'11"	S78°43'53"W	1441.72'



PLAN SHEET INDEX

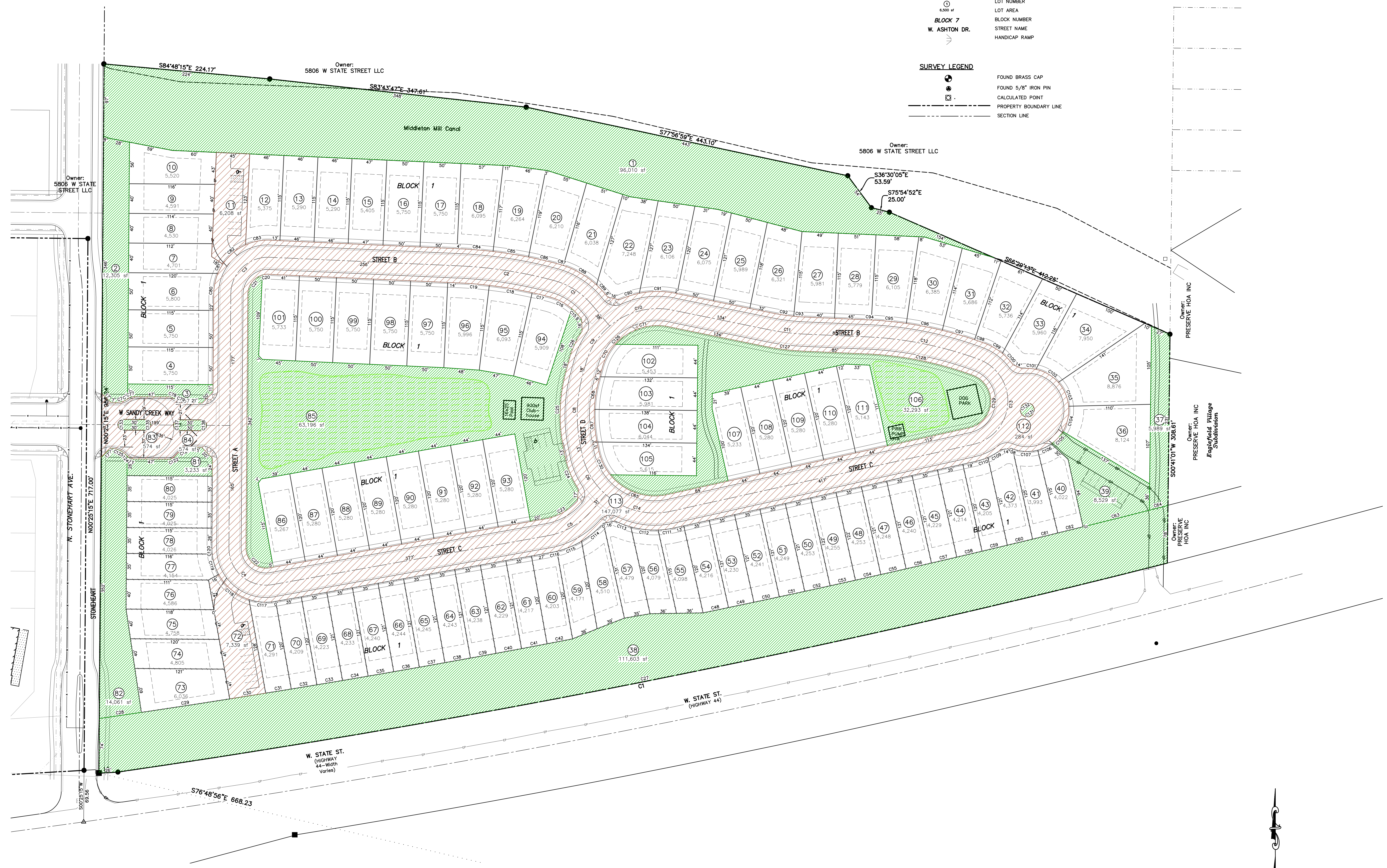
- SHEET DESCRIPTION**
- PP-1 - INDEX, NOTES, VICINITY MAP
 - PP-2 - PRELIMINARY PLAT
 - PP-3 - LOT & CURVE TABLES, DETAILS
 - PP-4 - EXISTING TOPOGRAPHY
 - PP-5 - PRELIMINARY ENGINEERING
 - PP-6 - PRELIMINARY SEWER PROFILES
 - PP-7 - ADJACENT PROPERTIES

INDEX PLAN
BROOKSTONE SUBDIVISION
TALL TIMBER CONSULTING

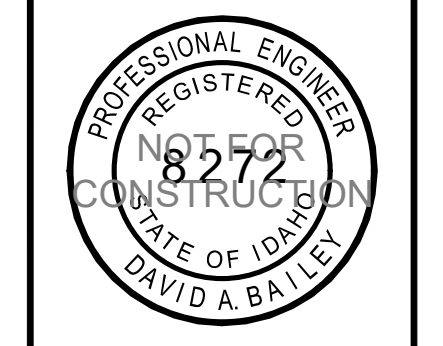
DATE: 08-18-2022
PROJECT: C2022-010
SHEET: PP-1

PRELIMINARY PLAT FOR
BROOKSTONE SUBDIVISION
 A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
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 2022

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- PROPOSED FIRE HYDRANT
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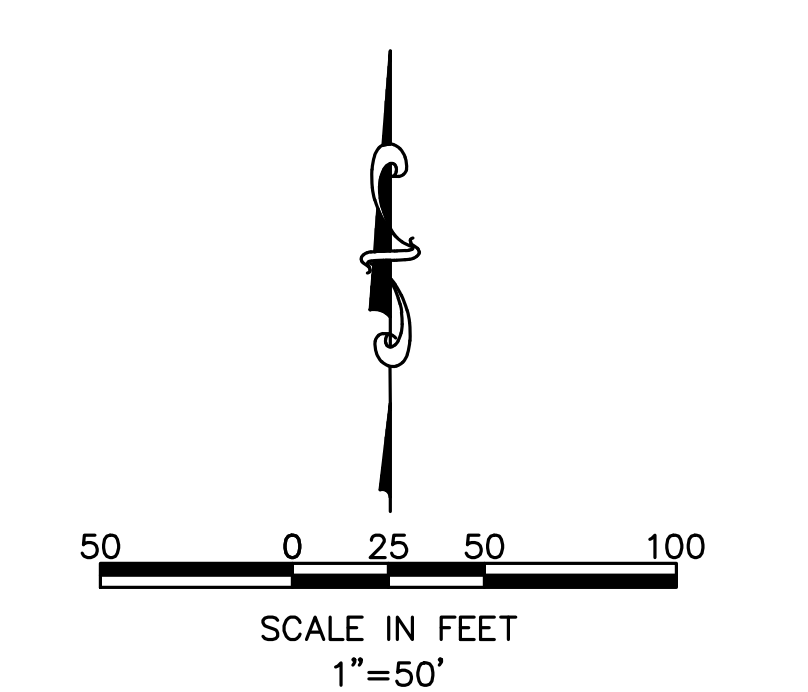
Bailey Engineering, Inc.
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 4242 N. BROOKSIDE LANE
 BOISE, ID 83714
 TEL: 208-338-8013
 WWW.BAILEYENGINEERING.COM



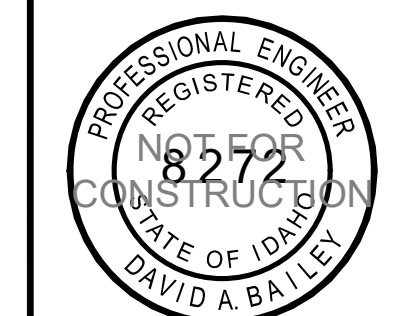
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REVISED	NO.	DATE	DESCRIPTION

DATE: 08-06-2022
 PROJECT: C2022-018
 SHEET: PP-2



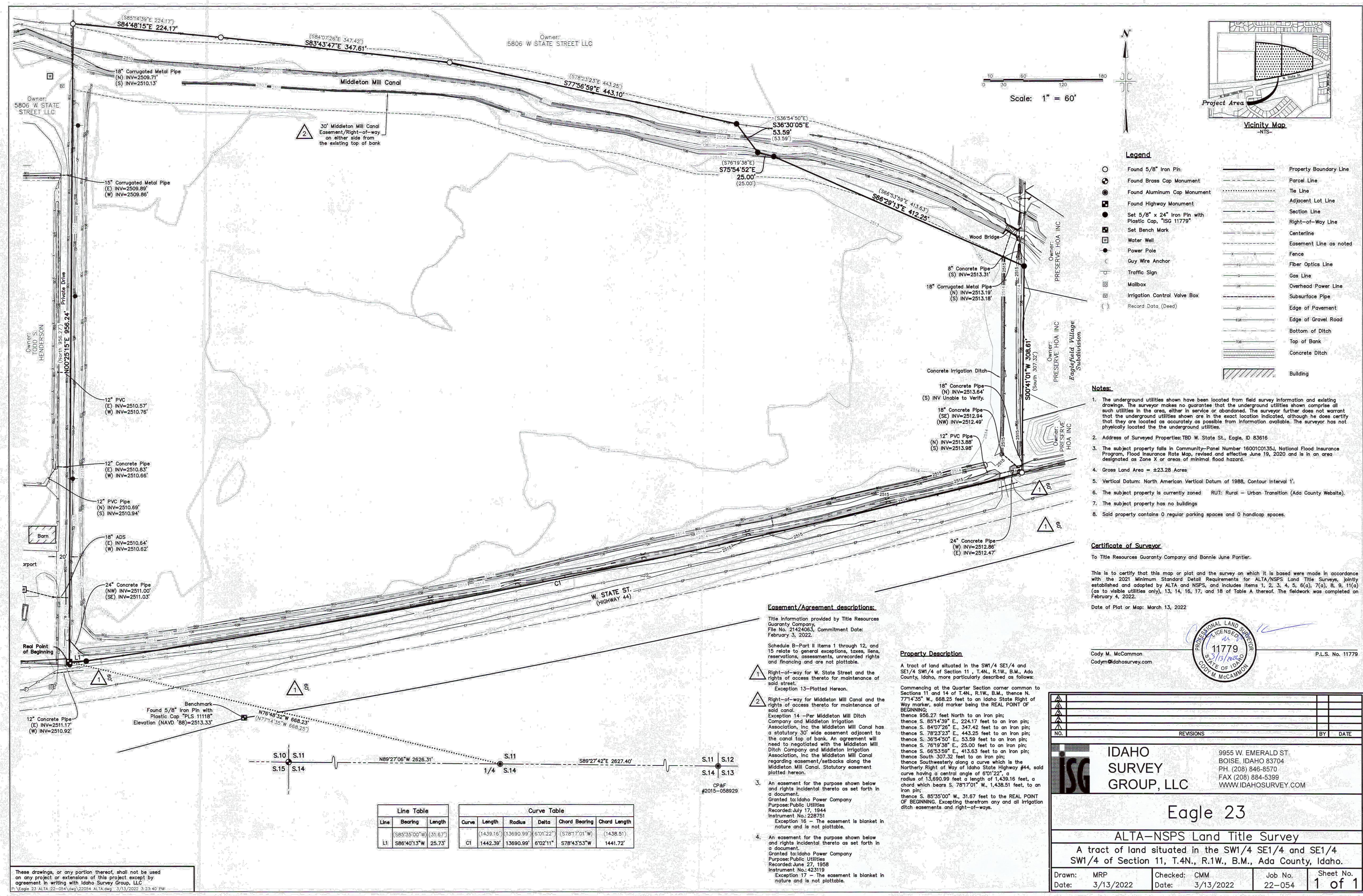
PRELIMINARY PLAT
 BROOKSTONE SUBDIVISION
 TALL TIMBER CONSULTING



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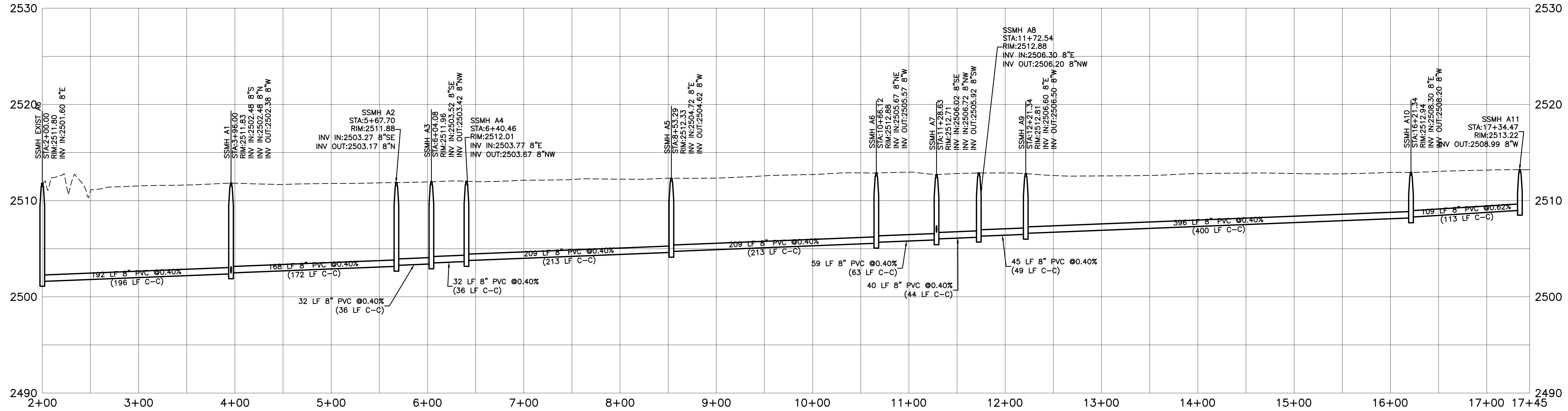
EXISTING TOPOGRAPHY
 BROOKSTONE SUBDIVISION
 TALL TIMBER CONSULTING



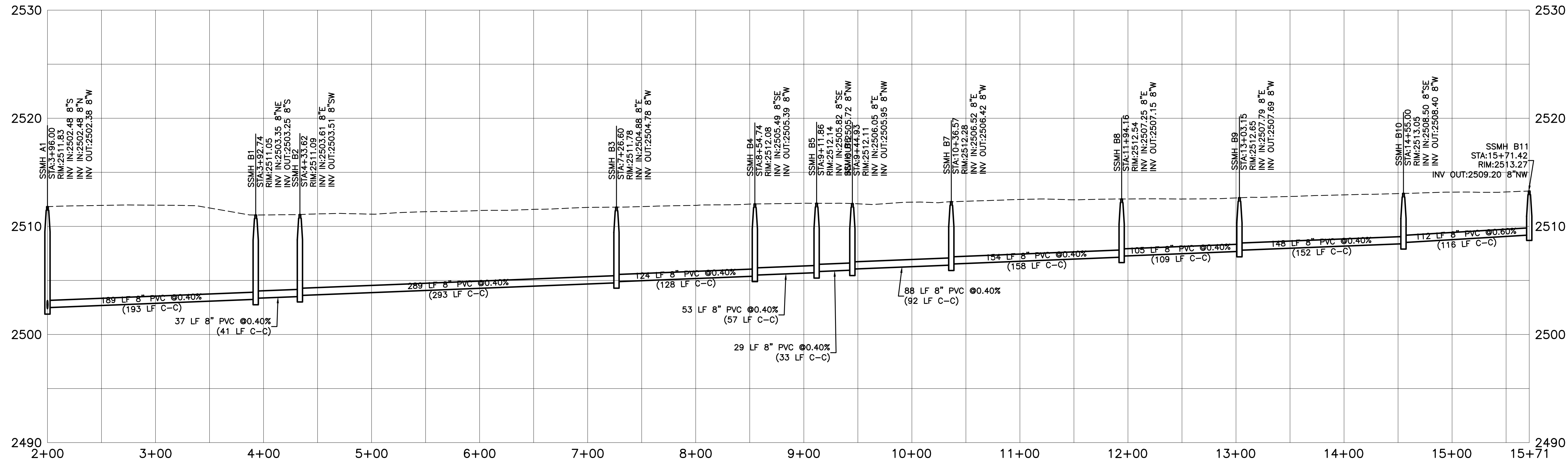
These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Idaho Survey Group, LLC
 IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST., BOISE, IDAHO 83704
 TEL: 208-846-8570 FAX: 208-884-5399
 WWW.IDAHOSURVEY.COM

PRELIMINARY ENGINEERING PLAN FOR
BROOKSTONE SUBDIVISION
 A PORTION OF THE S1/2 OF THE SW 1/4 OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
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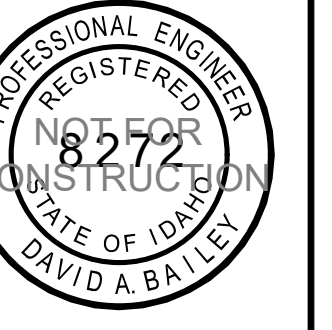
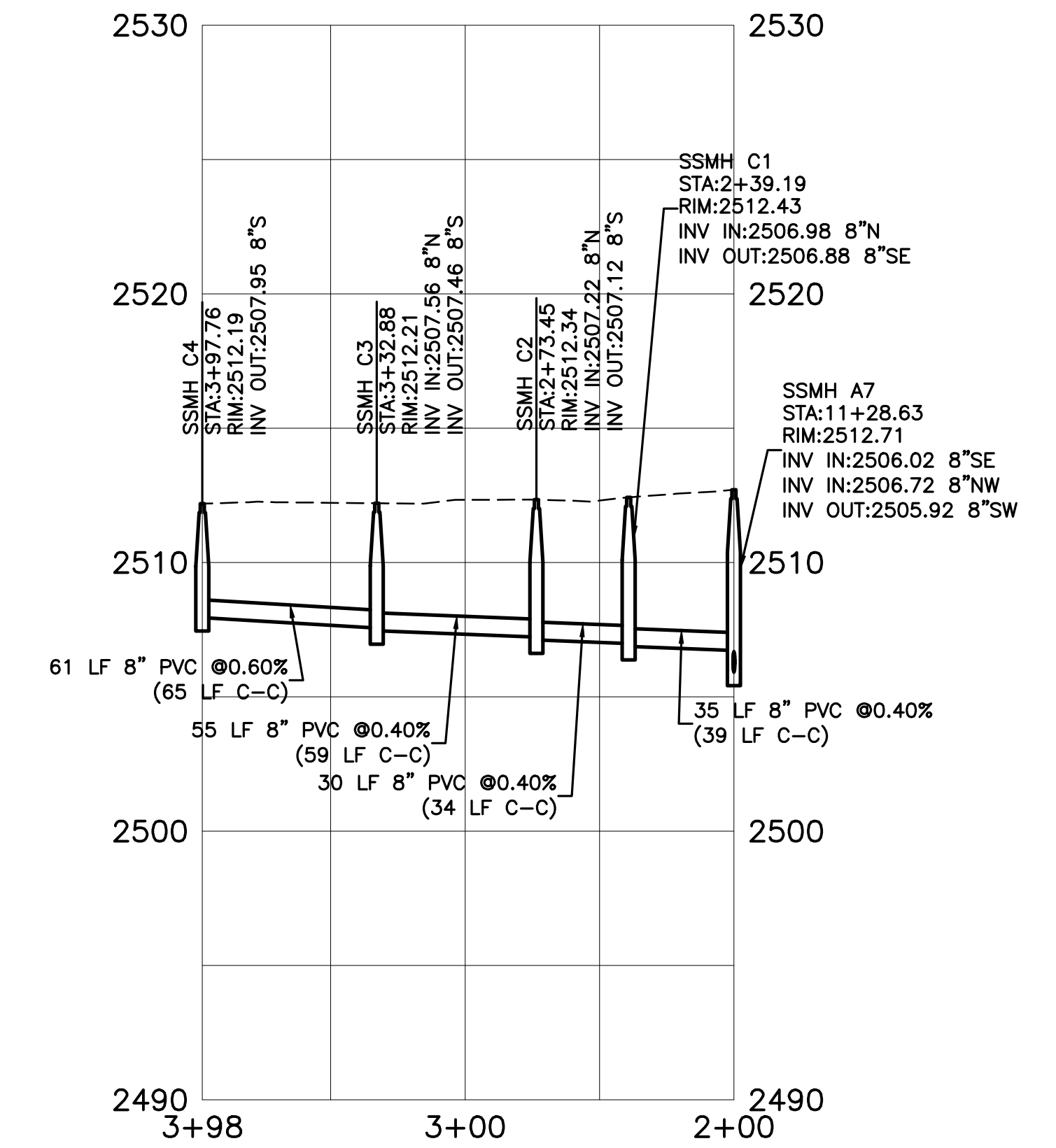
SEWER LINE A PROFILE



SEWER LINE B PROFILE



SEWER LINE C PROFILE

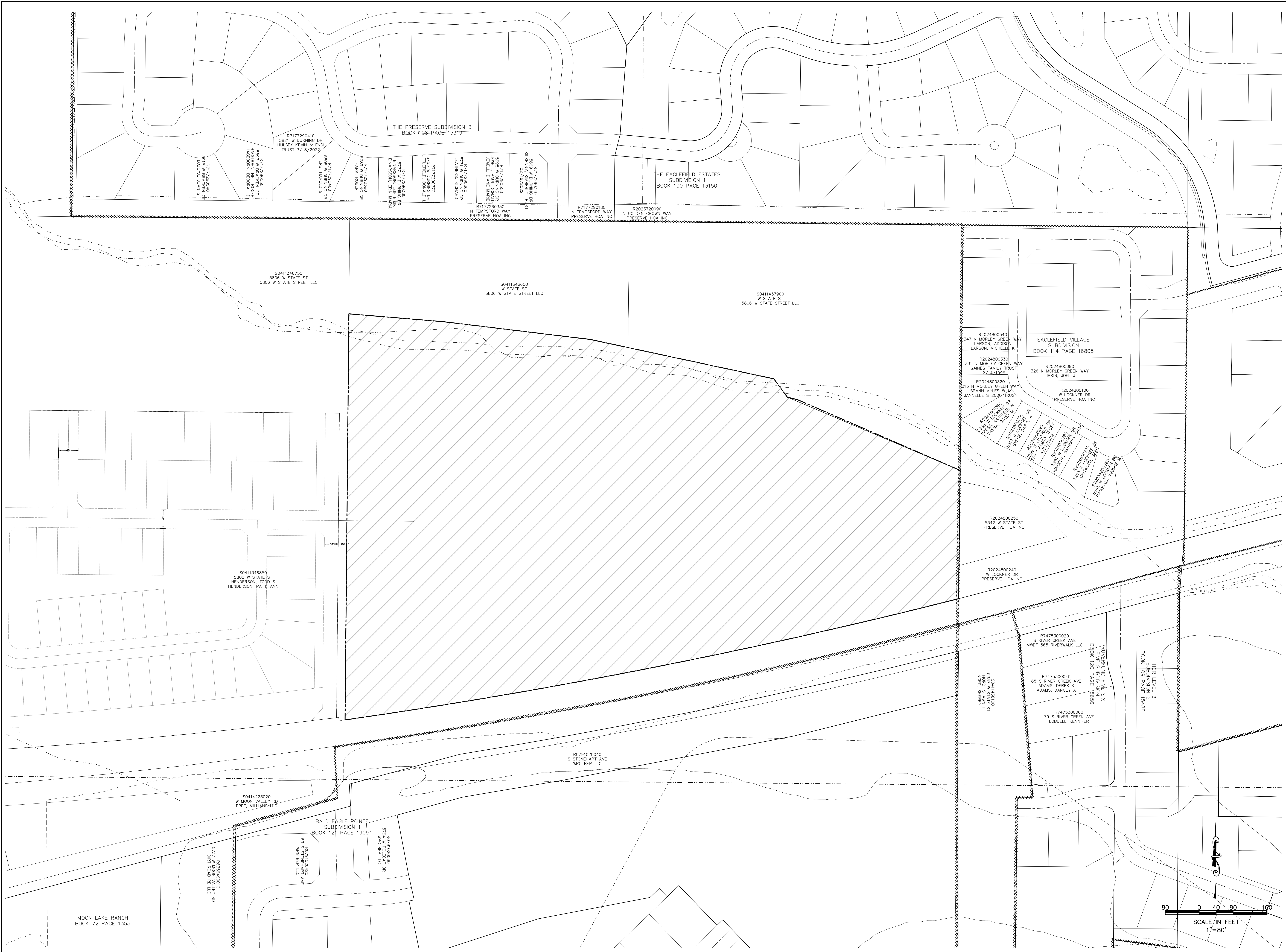


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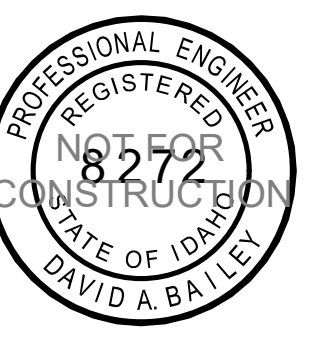
REVISED
 NO. DATE DESCRIPTION

PRELIMINARY SEWER PROFILES
 BROOKSTONE SUBDIVISION
 TALL TIMBER CONSULTING

DATE:
 06-30-2022
 PROJECT:
 C2022-016



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 CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROADSIDE LANE
 BOZEMAN, ID 83714
 TEL: 208-638-0013
 WWW.BAILEYENGINEERING.COM



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ADJACENT PROPERTIES
BROOKSTONE SUBDIVISION
TALL TIMBER CONSULTING

DATE: 06-30-2022
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 SHEET
PP-7