



TRANSMITTAL DATE: November 16, 2020

PLANNING AND ZONING COMMISSION MEETING DATE: January 4, 2020

APPLICATION NUMBER: A-09-20 & RZ-12-20

PROJECT DESCRIPTION: Annexation and Rezone

APPLICANT:

J&M Land LLC, Cabra Creek LLC, & M2 Land LLC
398 East Copper Ridge Street
Meridian, ID 83646

REPRESENTATIVE:

J-U-B Engineers
Attn: Van Elg & Scott Wonders, PE
2760 West Excursion Lane, Suite 400
Meridian, ID 83642

SUBJECT: A-09-20 & RZ-12-20 – Annexation and Rezone – J&M Land LLC, Cabra Creek LLC, & M2 Land LLC: J&M Land, LLC, Cabra Creek LLC, & M2 Land LLC, represented by Van Elg and Scott Wonders, P.E., with J-U-B Engineering, are requesting annexation and rezone from RR (Rural Residential – Ada County designation) and RUT (Residential-Urban Transition – Ada County designation) to R-E-DA (Residential-Estates with a development agreement). The 388.4-acre site, consisting of nine (9) parcels, is located on the north side of West Beacon Light Road and the east side of Hartley Road at 4012 North Hartley Road and 5802 West Beacon Light 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.

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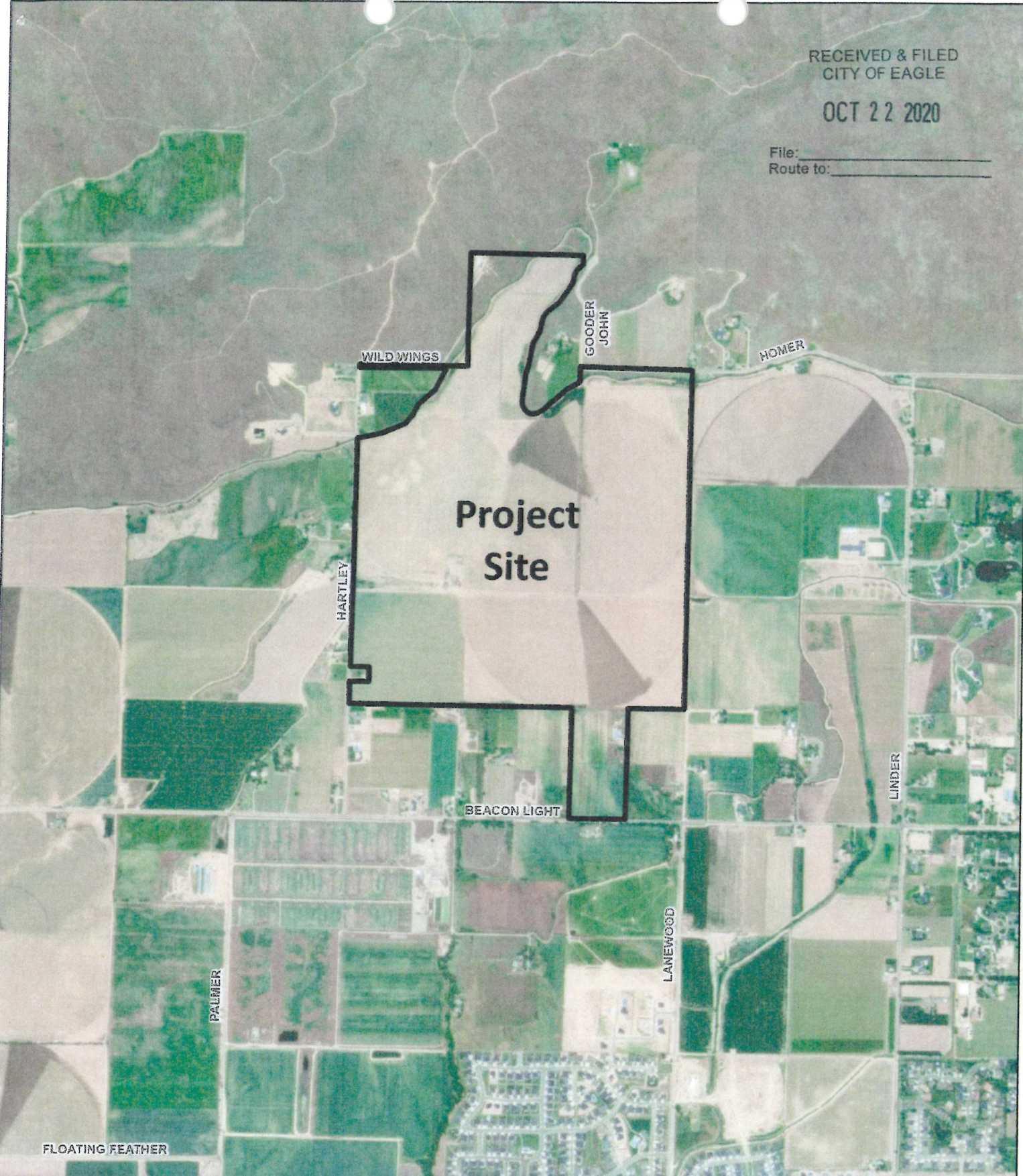
Ada County Assessor
Ada County Development Services - Attn: **Jason Boal**
Ada County Highway District - Attn: **Planning Review**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User’s Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Jake Fessenden/Eddy Franklin/ Shelli Williamson**
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: **Blake Watson**
ITD - Attn: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Marathon Pipe Line – Attn: **Jesi Brock**
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: **Richard Scott and Gary Packwood**
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: **Ronald Saenz**
Valley Regional Transit
West Ada School District - Attn: **Joe Yochum**

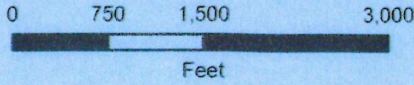
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CITY OF EAGLE

OCT 22 2020

File: _____
Route to: _____



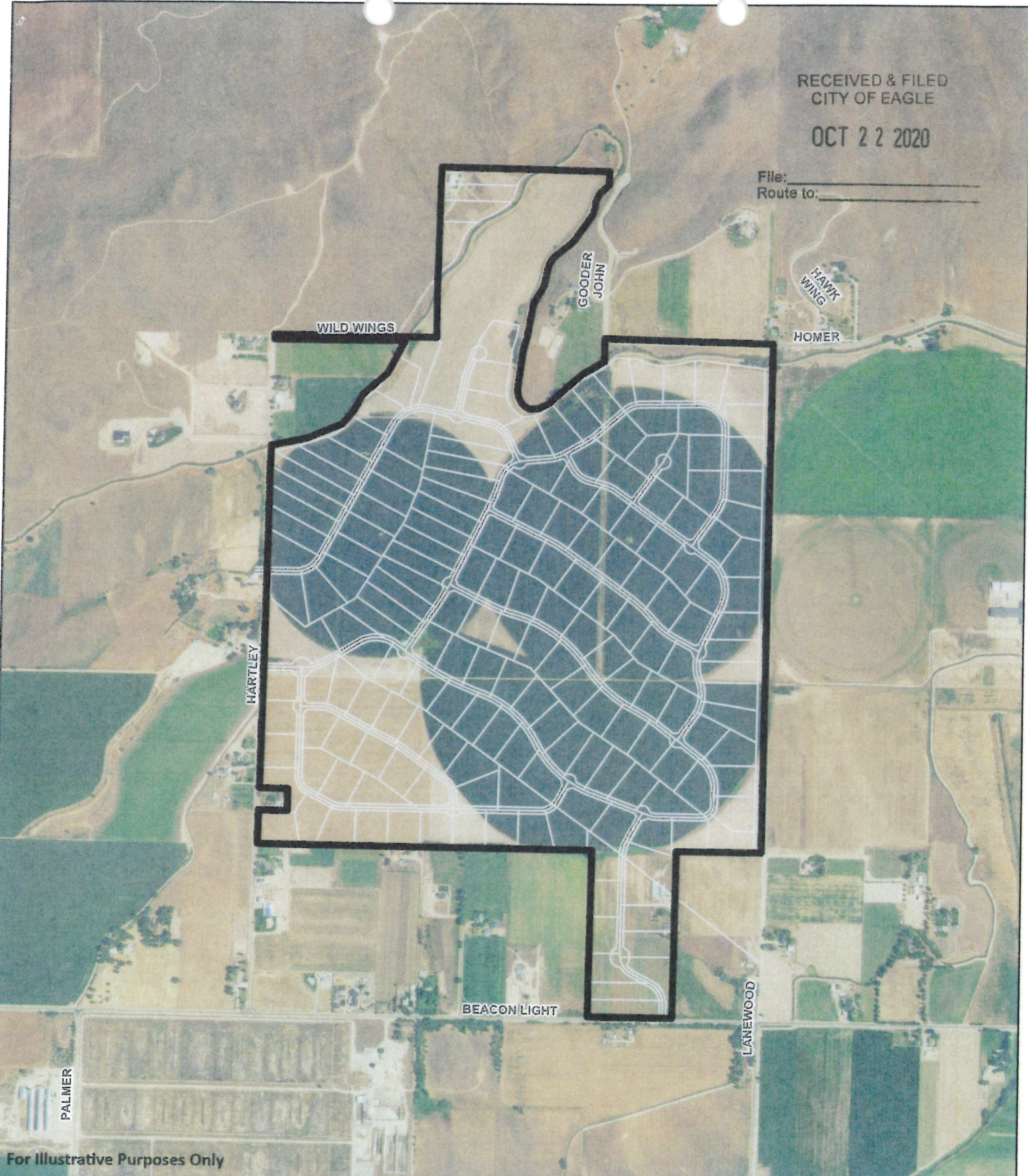
J & M Land
Vicinity Map



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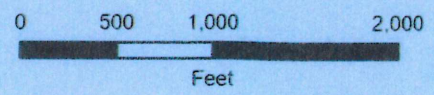
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For Illustrative Purposes Only

J & M Land Concept Plan



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File: _____
Route to: _____

N. HARTLEY ROAD

SEE DETAIL
ENLARGEMENT

W. BEACON LIGHT ROAD



CONCEPTUAL MASTER PLAN

CITY OF EAGLE IDAHO

OCT 15 2020



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OCT 22 2020

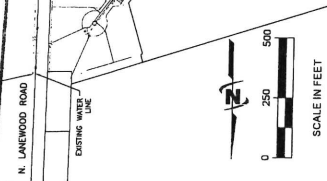
PRELIMINARY CONCEPT PLAN

File:
Route to:

N. LANEWOOD ROAD
EXISTING STATE LINE

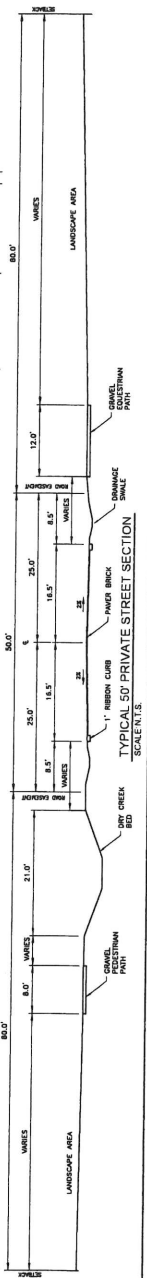
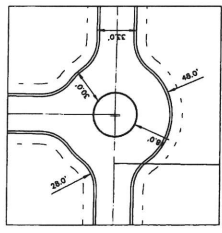
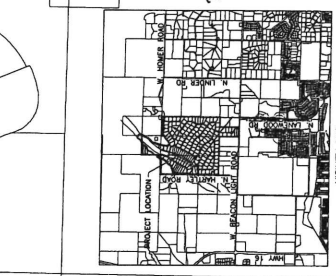


J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



LAND USE SUMMARY
TOTAL AREA: 308.41 AC
TOTAL LOTS: 190 LOTS
COMMON AREA LOTS: 186 LOTS
RESIDENTIAL DENSITY: 0.48 DU/AC
AVERAGE LOT SIZE: 45.73 AC (11.95)
SMALLEST LOT: 1.80 AC
MIA COUNTY
R07 (RESIDENTIAL ESTATED) - CITY OF EAGLE
PROPOSED ZONE:

- NOTES
- IF IT IS ANTICIPATED THAT MUNICIPAL WATER WILL BE PROVIDED IN THE FUTURE, THE CITY OF EAGLE WATER CURRENTLY LOCATED IN THE COMMON AREA WILL BE MAINTAINED BY INDIVIDUAL SEPTIC SYSTEMS OR COMMON SEPTIC SYSTEM.
 - SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS OR COMMON SEPTIC SYSTEM.
 - THE HOME OWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - COMMON AREAS AND SETBACK BUFFERS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



REVISIONS

NO.	DESCRIPTION	BY	DATE

J&M EAGLE PROPERTY
EAGLE, IDAHO
CONCEPT PLAN

DATE: 10/22/2020
DRAWN BY: JUB
CHECKED BY: JUB
SCALE: AS SHOWN
SHEET NUMBER: 1

FOR ILLUSTRATION PURPOSES ONLY