



**TRANSMITTAL DATE:** April 11, 2023

**PLANNING AND ZONING COMMISSION MEETING DATE:** June 5, 2023

**APPLICATION NUMBER:** RZ-01-23/CU-04-23/PPUD-01-23/PP-01-23

**PROJECT DESCRIPTION:** Capella Eagle Subdivision

**APPLICANT:**

Laren Bailey  
4824 East Fairview Avenue  
Boise, Idaho 83686  
Email: laren@congergroup.com  
Phone: 208-899-1155

**REPRESENTATIVE:**

Same as applicant

**SUBJECT:** RZ-01-23/CU-04-23/PPUD-01-23/PP-01-23 – Capella Eagle Subdivision – Laren Bailey: 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 Capella Eagle Subdivision, a 122-lot (108-buildable, 13-common 1-common drive) residential planned unit development. The 54.24-acre site is located on the north side of West State Street across from the intersection of North Riverview Street and West State Street.

**STAFF CONTACT:** Michael Williams, CFM Planner III

[mwilliams@cityofeagle.org](mailto: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 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  
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**



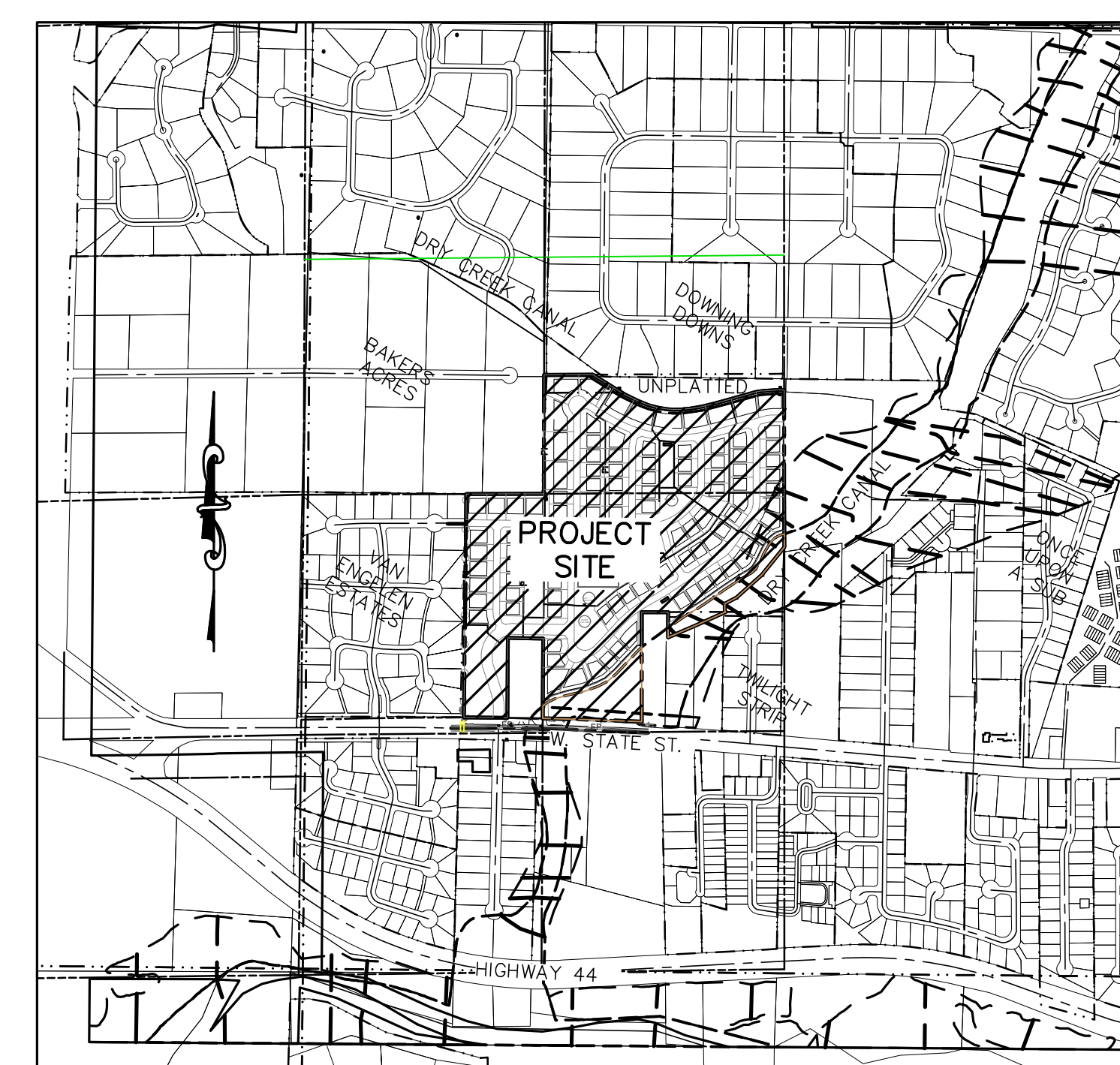
# PRELIMINARY INDEX FOR CAPELLA EAGLE SUBDIVISION

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
EAGLE, ADA COUNTY, IDAHO  
2022

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	548.73'	22978.31'	1°22'06"	S 89°06'56" E	548.73'
C2	196.50'	22978.31'	0°29'24"	S 89°07'40" E	196.50'
C3	241.79'	22978.31'	0°36'10"	S 89°35'28" E	241.79'
C4	539.19'	22978.31'	1°20'40"	N 89°26'07" E	539.18'
C5	265.59'	470.00'	32°22'36"	N 82°46'10" W	262.07'
C6	44.95'	230.00'	11°11'51"	S 80°27'24" W	44.88'

LINE	BEARING	DISTANCE
L1	S 61°44'23" W	74.43'
L2	N 00°01'43" W	45.00'
L3	S 57°26'11" E	18.78'
L4	S 63°52'51" E	78.22'
L5	N 66°34'52" W	30.13'
L6	S 81°02'32" W	71.29'
L7	N 76°00'16" E	73.60'
L8	N 74°53'28" E	95.59'
L9	N 74°16'32" E	137.16'
L10	S 86°03'20" W	78.69'
L11	S 89°35'51" E	38.42'
L12	N 89°45'09" E	3.58'

Common Lots		
Lot	Area	Notes
BLOCK 1 Lot 5 OPEN	5170	IRRIGATION PATHWAY
BLOCK 3 Lot 6 OPEN	53064	PARK OPEN
BLOCK 4 Lot 11 OPEN	14317	PATHWAY
BLOCK 5 Lot 7 OPEN	67667	PARK OPEN
BLOCK 6 Lot 7 OPEN	69126	PARK OPEN
BLOCK 7 Lot 6 OPEN	136611	PARK OPEN
BLOCK 8 Lot 1 OPEN	29080	PARK OPEN
BLOCK 8 Lot 6 OPEN	2921	PATHWAY
BLOCK 8 Lot 11 OPEN	31709	PATHWAY
BLOCK 8 Lot 12 COMMON	110684	DRY CREEK AND FLOODWAY
BLOCK 8 Lot 13 OPEN	16893	PATHWAY
BLOCK 8 Lot 14 COMMON	57090	DRY CREEK AND FLOODWAY
BLOCK 8 Lot 22 OPEN	2653	PATHWAY

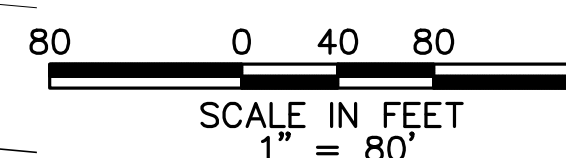


PLAN SHEET INDEX VICINITY MAP  
1" = 800'

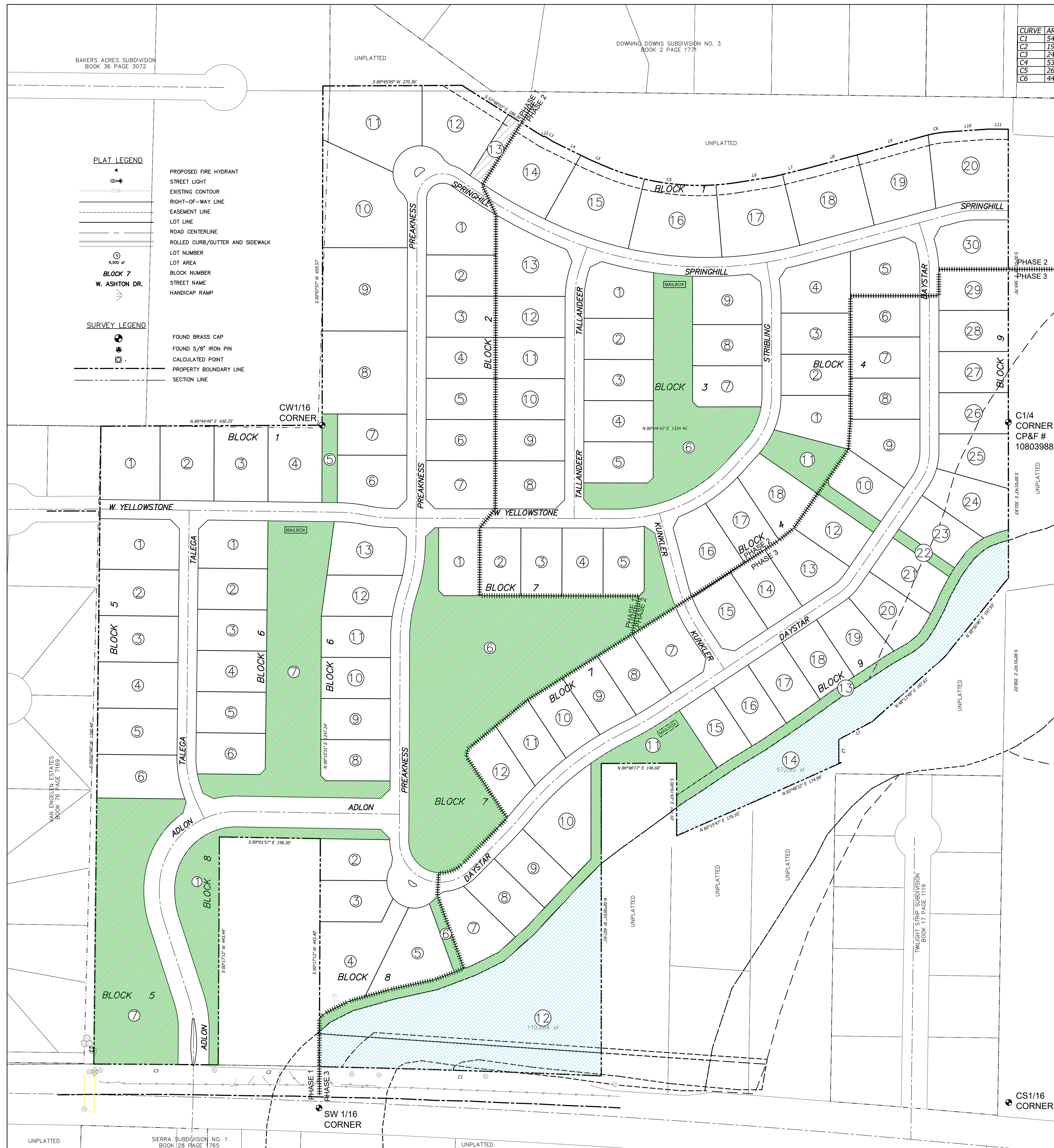
- PP-1 - COVER SHEET, INDEX, COMMON LOT TABLE, NOTES & VICINITY MAP
- PP-2 - PRELIMINARY PLAT
- PP-3 - LOT AND CURVE TABLES
- PP-4 - EXISTING TOPOLOGY
- PP-5 - CONCEPTUAL ENGINEERING PLAN, STREET DETAILS
- PP-6 - PRELIMINARY SEWER PROFILES
- PP-7 - PRELIMINARY SEWER PROFILES
- PP-8 - PRELIMINARY SEWER PROFILES
- PP-9 - ADJACENT PROPERTIES

- NOTES**
- 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."
  - SUEZ WATER AND EAGLE SEWER DISTRICT SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
  - THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0135J EFFECTIVE JUNE 19, 2020.
  - ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET BEHIND SIDEWALKS. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO THE REAR LOT LINE, EXCEPT AS OTHERWISE SHOWN. THERE SHALL BE A 6 (SIX) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
  - 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 NEW DRY CREEK DITCH COMPANY.
  - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND/OR SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACD.
  - LOTS 5, 11 & 14 OF BLOCK 1, LOT 6 OF BLOCK 3, LOT 11 OF BLOCK 4, LOT 7 OF BLOCK 5, LOT 7 OF BLOCK 6, LOT 6 OF BLOCK 7, LOTS 1, 4, 11 & 12 OF BLOCK 8, LOTS 3, 17, 18 & 19 BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE CAPELLA EAGLE SUBDIVISION HOMEOWNERS ASSOCIATION.
  - ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
  - DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH EAGLE CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-XX-20 OR ANY SUBSEQUENT MODIFICATIONS.
  - 8' PATHS WILL HAVE A 25' PUBLIC ACCESS EASEMENT DEDICATED TO THE CITY OF EAGLE, WITH A MINIMUM OF 4' MARGIN ON EACH SIDE OF PATHWAY TREAD. EASEMENTS SHALL BE RECORDED PRIOR TO FINAL PHASE PLATS CONTAINING SAID EASEMENTS.

<p><b>ACREAGE</b></p> <p>TOTAL PARCEL - 54.24 ACRES</p> <p>TOTAL LOTS - 122</p> <p>TOTAL DWELLING UNITS - 108</p> <p><b>BUILDABLE LOTS</b></p> <p>SF RESIDENTIAL - 108</p> <p>COMMON LOTS - 13</p> <p>PRIVATE DRIVE - 1</p> <p>DENSITY DU/ACRE - 1.99</p> <p>MINIMUM LOT SIZE: 10,510 sf</p> <p>AVERAGE LOT SIZE: 13,196 sf</p> <p>OPEN SPACE REQUIRED: 18%</p> <p>TOTAL OPEN SPACE PROVIDED: 13.79 ac - 25.4%</p> <p>DRY CREEK CANAL AND FLOODWAY: 3.85 ACRES</p> <p>USABLE OPEN SPACE: 0.85 ac - 1.62%</p> <p>PARKWAY ALONG STREETS: 2.48 ac - 4.57%</p> <p>ACTIVE OPEN SPACE: 5.94 ac - 43% of Total Open - 15% required</p> <p><b>ZONING</b></p> <p>EXISTING - RUT</p> <p>PROPOSED - R-3</p> <p><b>SETBACKS:</b></p> <p>FRONT - 30 FEET (25' from Back of Sidewalk)</p> <p>REAR - 25 FEET</p> <p>INTERIOR SIDE 7.5 FEET 1st STORY - Plus 5' ADDITIONAL/STORY</p> <p>STREET SIDE - 20 FEET</p>	<p><b>SEWAGE DISPOSAL</b></p> <p>EAGLE SEWER DISTRICT</p> <p><b>WATER SUPPLY</b></p> <p>EAGLE CITY WATER</p> <p><b>CITY</b></p> <p>EAGLE CITY</p> <p><b>FIRE DISTRICT</b></p> <p>EAGLE</p> <p><b>IRRIGATION DISTRICT</b></p> <p>NEW DRY CREEK DITCH CO</p>	<p><b>OWNERS</b></p> <p>LANSING FARMS LLC</p> <p>PO BOX 372</p> <p>EAGLE, ID 83616</p> <p><b>DEVELOPER</b></p> <p>G20 LLC</p> <p>4824 W FAIRVIEW</p> <p>BOISE, ID 83706</p> <p><b>ENGINEER</b></p> <p>DAVID A. BAILEY, P.E.</p> <p>BAILEY ENGINEERING, INC.</p> <p>1119 E. STATE ST., SUITE 210</p> <p>EAGLE, ID 83616</p> <p>208-336-5355</p> <p><b>PLANNER/CONTACT</b></p> <p>LAREN BAILEY</p> <p>CONGER MANAGEMENT</p> <p>4824 W. FAIRVIEW</p> <p>BOISE, ID 83706</p> <p>208-336-5355</p> <p><b>SURVEYOR</b></p> <p>SAWTOOTH LAND SURVEYING, LLC</p> <p>2030 S. WASHINGTON AVE.</p> <p>EMMETT, ID 83617</p>
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- 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



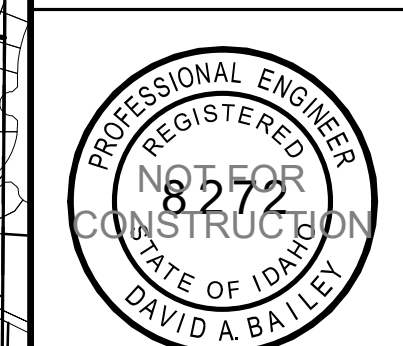
**PRELIMINARY INDEX**  
**CAPELLA EAGLE SUBDIVISION**  
**CONGER MANAGEMENT GROUP**

REVISION NO. DATE DESCRIPTION

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

DATE: 10-13-2022  
 PROJECT: C2022-017  
 SHEET: PP-1

**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING / PLANNING / CADD  
 1119 E. STATE ST. SUITE 210  
 EAGLE, ID 83616  
 TEL: 208-336-5355  
 WWW.BAILEYENGINEERING.COM



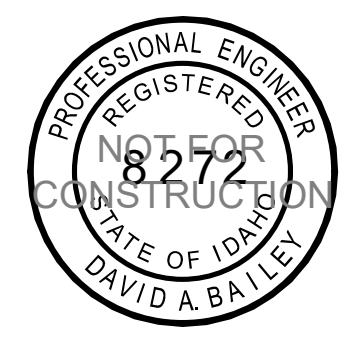
PRELIMINARY PLAT FOR  
**CAPELLA EAGLE SUBDIVISION**

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
 EAGLE, ADA COUNTY, IDAHO  
 2022



- 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

**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING / PLANNING / CADD  
 1116 W. MYRTLE STREET, STE. 210  
 EAGLE, IDAHO 83616  
 TEL: 208-898-6013  
 WWW.BAILEYENGINEERING.COM



CHECKED BY:  
 DAVID A. BAILEY P.E.  
 DRAWN BY:  
 DES

REVISED	NO.	DATE	DESCRIPTION

PRELIMINARY PLAT  
 CAPELLA EAGLE SUBDIVISION  
 CONGER MANAGEMENT GROUP

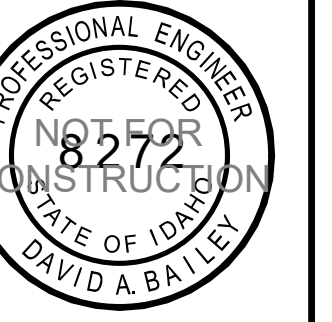
DATE:  
 10-13-2022  
 PROJECT:  
 C2022-017  
 SHEET  
**PP-2**

SCALE IN FEET  
 1" = 80'

EXISTING TOPOLOGY FOR  
CAPELLA EAGLE SUBDIVISION

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
EAGLE, ADA COUNTY, IDAHO  
2022

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
TEL: 208-888-0013  
1110 E. STATE ST. STE. 210  
EAGLE, ID 83616  
www.baileyengineering.com



CHECKED BY:  
DAVID A. BAILEY P.E.  
DRAWN BY:  
DES

REVISED  
NO. DATE DESCRIPTION

CAPELLA EAGLE SUBDIVISION  
CONCRETE MANAGEMENT GROUP

DATE:  
10-12-2022  
PROJECT:  
C2022-017

SHEET  
PP-3

Parcel Table		
Lot	Area	Description
BLOCK 1 Lot 1	16648	SFR
BLOCK 1 Lot 2	15292	SFR
BLOCK 1 Lot 3	15487	SFR
BLOCK 1 Lot 4	15682	SFR
BLOCK 1 Lot 5 OPEN	5170	IRRIGATION PATHWAY
BLOCK 1 Lot 6	13218	SFR
BLOCK 1 Lot 7	10800	SFR
BLOCK 1 Lot 8	26631	SFR
BLOCK 1 Lot 9	26740	SFR
BLOCK 1 Lot 10	27545	SFR
BLOCK 1 Lot 11	25810	SFR
BLOCK 1 Lot 12	19528	SFR
BLOCK 1 Lot 13	4218	DRIVEWAY ACCESS
BLOCK 1 Lot 14	19208	SFR
BLOCK 1 Lot 15	21395	SFR
BLOCK 1 Lot 16	22593	SFR
BLOCK 1 Lot 17	20280	SFR
BLOCK 1 Lot 18	21148	SFR
BLOCK 1 Lot 19	18899	SFR
BLOCK 1 Lot 20	20801	SFR
BLOCK 2 Lot 1	15654	SFR
BLOCK 2 Lot 2	10800	SFR
BLOCK 2 Lot 3	10800	SFR
BLOCK 2 Lot 4	10800	SFR
BLOCK 2 Lot 5	10800	SFR
BLOCK 2 Lot 6	10800	SFR
BLOCK 2 Lot 7	12460	SFR
BLOCK 2 Lot 8	12460	SFR
BLOCK 2 Lot 9	10800	SFR
BLOCK 2 Lot 10	10800	SFR
BLOCK 2 Lot 11	10800	SFR
BLOCK 2 Lot 12	10800	SFR
BLOCK 2 Lot 13	17156	SFR
BLOCK 3 Lot 1	13198	SFR
BLOCK 3 Lot 2	10800	SFR
BLOCK 3 Lot 3	10800	SFR
BLOCK 3 Lot 4	10800	SFR
BLOCK 3 Lot 6 OPEN	53064	PARK OPEN
BLOCK 3 Lot 7	10738	SFR
BLOCK 3 Lot 8	10800	SFR
BLOCK 3 Lot 9	12632	SFR
BLOCK 4 Lot 1	12084	SFR
BLOCK 4 Lot 2	10800	SFR
BLOCK 4 Lot 3	10800	SFR
BLOCK 4 Lot 4	13758	SFR
BLOCK 4 Lot 5	13615	SFR
BLOCK 4 Lot 6	10800	SFR
BLOCK 4 Lot 7	10800	SFR
BLOCK 4 Lot 8	10800	SFR

Parcel Table		
Lot	Area	Description
BLOCK 4 Lot 9	13608	SFR
BLOCK 4 Lot 10	10510	SFR
BLOCK 4 Lot 11 OPEN	14317	PATHWAY
BLOCK 4 Lot 12	10796	SFR
BLOCK 4 Lot 13	12744	SFR
BLOCK 4 Lot 14	10560	SFR
BLOCK 4 Lot 15	12308	SFR
BLOCK 4 Lot 16	14112	SFR
BLOCK 4 Lot 17	11261	SFR
BLOCK 4 Lot 18	12983	SFR
BLOCK 5 Lot 1	15062	SFR
BLOCK 5 Lot 2	13950	SFR
BLOCK 5 Lot 3	13950	SFR
BLOCK 5 Lot 4	13950	SFR
BLOCK 5 Lot 5	13950	SFR
BLOCK 5 Lot 6	13626	SFR
BLOCK 5 Lot 7 OPEN	67667	PARK OPEN
BLOCK 6 Lot 1	12480	SFR
BLOCK 6 Lot 2	10800	SFR
BLOCK 6 Lot 3	10800	SFR
BLOCK 6 Lot 4	10800	SFR
BLOCK 6 Lot 5	10800	SFR
BLOCK 6 Lot 6	10713	SFR
BLOCK 6 Lot 7 OPEN	69126	PARK OPEN
BLOCK 6 Lot 8	10750	SFR
BLOCK 6 Lot 9	10800	SFR
BLOCK 6 Lot 10	10800	SFR
BLOCK 6 Lot 11	10845	SFR
BLOCK 6 Lot 12	11336	SFR
BLOCK 6 Lot 13	14089	SFR
BLOCK 7 Lot 1	10510	SFR
BLOCK 7 Lot 2	10560	SFR
BLOCK 7 Lot 3	10560	SFR
BLOCK 7 Lot 4	10560	SFR
BLOCK 7 Lot 5	10576	SFR
BLOCK 7 Lot 6 OPEN	136611	PARK OPEN
BLOCK 7 Lot 7	12682	SFR
BLOCK 7 Lot 8	11031	SFR
BLOCK 7 Lot 9	10792	SFR
BLOCK 7 Lot 10	10669	SFR
BLOCK 7 Lot 11	10950	SFR
BLOCK 7 Lot 12	11619	SFR
BLOCK 8 Lot 1 OPEN	29080	PARK OPEN
BLOCK 8 Lot 2	10904	SFR
BLOCK 8 Lot 3	10627	SFR
BLOCK 8 Lot 4	20819	SFR
BLOCK 8 Lot 5	16010	SFR
BLOCK 8 Lot 6 OPEN	2821	PATHWAY
BLOCK 8 Lot 7	12704	SFR
BLOCK 8 Lot 8	11044	SFR

Parcel Table		
Lot	Area	Description
BLOCK 8 Lot 9	10904	SFR
BLOCK 8 Lot 10	16646	SFR
BLOCK 8 Lot 11 OPEN	31709	PATHWAY
BLOCK 8 Lot 12 COMMON	110684	DRY CREEK AND FLOODWAY
BLOCK 8 Lot 13 OPEN	16893	PATHWAY
BLOCK 8 Lot 14 COMMON	57090	DRY CREEK AND FLOODWAY
BLOCK 8 Lot 15	10773	SFR
BLOCK 8 Lot 16	10913	SFR
BLOCK 8 Lot 17	10797	SFR
BLOCK 8 Lot 18	10610	SFR
BLOCK 8 Lot 19	11142	SFR
BLOCK 8 Lot 20	12150	SFR
BLOCK 8 Lot 21	11104	SFR
BLOCK 8 Lot 22 OPEN	2653	PATHWAY
BLOCK 8 Lot 23	10855	SFR
BLOCK 8 Lot 24	13723	SFR
BLOCK 8 Lot 25	11874	SFR
BLOCK 8 Lot 26	10800	SFR
BLOCK 8 Lot 27	10800	SFR
BLOCK 8 Lot 28	10800	SFR
BLOCK 8 Lot 29	10800	SFR
BLOCK 8 Lot 30	12824	SFR

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	150.00	39.65	39.53	S82°24'14"W	15°08'36"
C2	720.50	74.23	74.20	S77°47'01"W	5°54'11"
C3	720.50	354.32	350.76	N85°10'36"W	28°10'35"
C4	720.50	55.62	55.61	N68°52'36"W	4°25'24"
C5	1060.50	229.75	229.30	N60°27'31"W	12°24'46"
C6	50.00	109.62	88.95	S62°56'24"W	125°36'55"
C7	200.00	65.55	65.26	N09°31'19"E	18°46'45"
C8	200.00	32.25	32.22	S04°38'42"E	9°14'22"
C9	150.00	110.95	108.44	S21°09'55"W	42°22'51"
C10	300.00	169.71	167.46	S56°33'43"W	32°24'46"
C11	300.00	80.45	80.20	S82°27'02"W	15°21'50"
C12	300.00	58.29	58.20	N84°18'05"W	11°07'57"
C13	299.92	54.99	54.91	N83°59'16"W	10°30'20"
C14	300.00	92.27	91.90	S09°34'13"W	17°37'18"
C15	300.00	95.07	94.67	S09°18'11"W	18°09'22"
C16	80.00	189.84	148.33	S67°41'39"E	135°57'42"
C17	600.00	53.37	53.35	N41°46'37"E	5°05'46"
C18	600.00	255.24	253.32	N51°24'57"E	24°22'25"
C19	600.00	5.48	5.48	N63°20'27"E	0°31'24"
C20	600.00	68.77	68.73	N59°47'44"E	6°34'02"
C21	100.00	38.07	37.84	N45°36'24"E	21°48'39"
C22	100.00	60.61	59.69	N17°20'17"E	34°43'36"
C23	200.00	60.14	59.91	N08°38'23"W	17°13'44"
C24	300.00	98.98	98.53	S24°02'09"E	18°54'15"
C25	200.00	88.34	87.62	N12°01'25"W	25°18'26"
C26	150.00	67.14	66.58	S78°08'42"W	25°38'42"
C27	150.00	160.73	153.15	S34°37'31"W	61°23'41"
C28	200.00	76.29	75.82	S06°59'57"E	21°51'16"
C29	200.00	64.64	64.36	S08°40'05"E	18°31'01"
C30	318.42	58.38	58.30	S83°59'16"E	10°30'20"
C31	281.50	54.69	54.61	S84°18'05"E	11°07'57"
C32	53.00	50.86	48.93	N25°21'00"W	54°59'01"
C33	53.00	84.74	76.00	N47°56'39"E	91°36'17"
C34	53.00	54.02	51.71	S57°03'08"E	58°24'07"
C35	68.50	27.45	27.26	S65°43'53"E	22°57'30"
C36	1042.00	15.78	15.78	S54°41'10"E	0°52'03"
C37	1042.00	30.02	30.02	S55°56'42"E	1°39'02"
C38	1042.00	138.04	138.93	S60°35'35"E	7°38'43"
C39	1042.00	40.91	40.91	S65°32'25"E	21°45'58"
C40	702.00	131.10	130.91	S72°00'55"E	10°42'02"
C41	702.00	183.83	183.31	S84°52'03"E	15°00'14"
C42	702.00	153.34	153.04	N81°22'22"E	12°30'56"
C43	702.00	3.46	3.46	N74°58'25"E	0°16'58"
C44	168.50	44.53	44.41	N82°24'14"E	15°08'36"
C45	230.00	39.23	39.18	S81°10'10"W	9°46'20"
C46	230.00	5.72	5.72	S75°34'14"W	1°25'31"
C47	470.00	41.29	41.27	S83°33'32"W	5°01'59"
C48	470.00	140.12	139.60	N85°23'02"W	17°04'53"
C49	470.00	84.18	84.07	N71°42'44"W	10°15'44"
C50	230.00	74.33	74.01	S08°40'05"E	18°31'01"

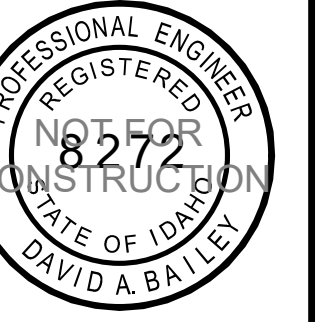
Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C51	170.00	64.84	64.45	S06°59'57"E	21°51'16"
C52	120.00	182.30	165.27	S47°26'52"W	87°02'22"
C53	218.50	6.91	6.91	N01°02'19"E	1°48'44"
C54	218.50	64.70	64.47	N10°25'42"E	16°58'01"
C55	318.50	62.78	62.67	N27°50'29"W	11°17'35"
C56	318.50	42.31	42.28	N18°23'22"W	7°36'40"
C57	739.00	21.41	21.41	N67°29'41"W	1°39'35"
C58	1079.00	132.27	132.19	N63°09'11"W	7°01'26"
C59	1079.00	101.48	101.45	N56°56'48"W	5°23'20"
C60	31.50	69.06	56.04	S62°56'24"W	125°36'55"
C61	318.50	0.05	0.05	S81°04'01"W	0°00'31"
C62	318.50	50.37	50.32	S85°36'07"W	9°03'40"
C63	318.50	97.96	97.57	S09°34'13"W	17°37'18"
C64	281.50	89.20	88.83	S09°18'11"W	18°09'22"
C65	61.50	145.94	114.03	S67°41'39"E	135°57'42"
C66	581.50	22.94	22.94	N43°11'42"E	2°15'36"
C67	581.50	28.78	28.78	N40°38'49"E	2°50'09"
C68	618.50	54.12	54.11	N41°44'09"E	24°22'25"
C69	618.50	80.95	80.89	N47°59'33"E	7°29'56"
C70	618.50	80.07	80.01	N55°27'02"E	7°25'03"
C71	618.50	47.97	47.95	N61°22'51"E	4°26'36"
C72	581.50	32.37	32.37	N62°00'28"E	3°11'23"
C73	581.50	39.59	39.58	N58°27'45"E	3°54'03"
C74	98.50	334.13	332.97	N09°20'55"W	19°16'15"
C75	53.00	30.65	30.23	N17°14'48"E	33°08'22"
C76	53.00	37.30	36.53	N19°28'59"W	40°19'11"
C77	131.50	76.15	75.09	N25°46'00"E	33°10'40"
C78	131.50	21.12	21.10	N04°34'35"E	9°12'11"
C79	53.00	35.80	35.13	N58°59'43"W	38°42'17"
C80	53.00	42.19	41.08	S78°50'54"W	45°36'29"
C81	53.00	21.21	21.07	S44°34'53"W	22°56'32"
C82	181.50	29.27	29.24	N04°38'42"W	9°14'22"
C83	98.50	39.59	39.32	S74°24'20"W	23°01'38"
C84	98.50	31.92	31.78	S53°36'31"W	18°34'01"
C85	739.00	112.14	112.04	S87°50'46"W	8°41'41"
C86	739.00	75.98	75.95	N84°51'40"W	5°53'27"
C87	739.00	103.92	103.84	N77°53'13"W	8°03'27"
C88	618.50	28.93	28.93	S42°50'06"W	2°40'48"
C89	181.50	65.27	64.92	S10°26'05"W	20°36'17"
C90	618.50	26.08	26.08	S40°26'13"W	2°24'58"
C91	581.50	158.88	158.38	S47°03'22"W	15°39'15"
C92	581.50	54.85	54.83	S57°35'08"W	5°24'16"
C93	581.50	33.64	33.64	S61°56'43"W	3°18'53"
C94	618.50	5.65	5.65	S63°20'27"W	0°31'24"
C95	618.50	34.81	34.80	S61°28'01"W	3°13'27"
C96	618.50	36.09	36.08	S58°11'00"W	3°20'34"
C97	118.50	14.05	14.05	S53°06'51"W	6°47'44"
C98	118.50	31.05	30.97	S42°12'32"W	15°00'55"
C99	281.50	234.73	227.99	N66°14'39"E	47°46'36"
C100	281.50	234.73	227.99	N66°14'39"E	47°46'36"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C101	118.50	39.37	39.19	S25°10'57"W	19°02'15"
C102	81.50	49.40	48.64	N17°20'17"E	34°43'36"
C103	118.50	32.45	32.35	S07°	

EXISTING TOPOLOGY FOR  
CAPELLA EAGLE SUBDIVISION

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
EAGLE, ADA COUNTY, IDAHO  
2022

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
1116 W. HAYSTACK STE 210  
BOISE, ID 83702  
TEL: 208-888-6013  
WWW.BAILEYENGINEERING.COM



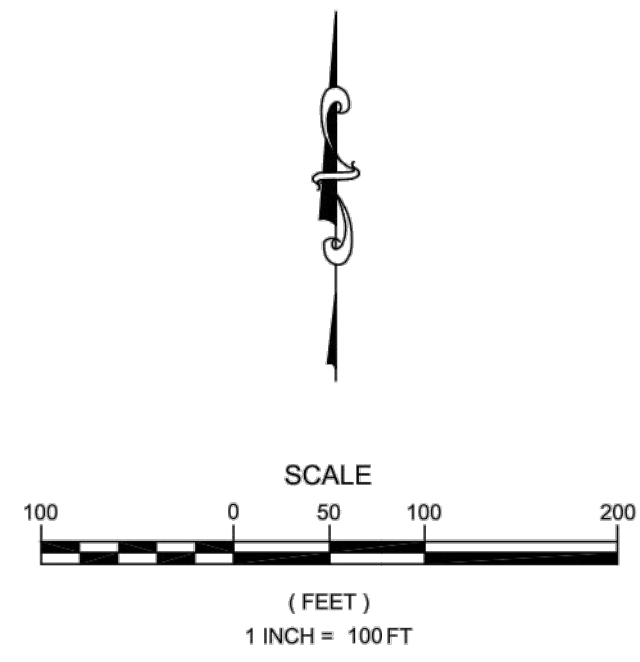
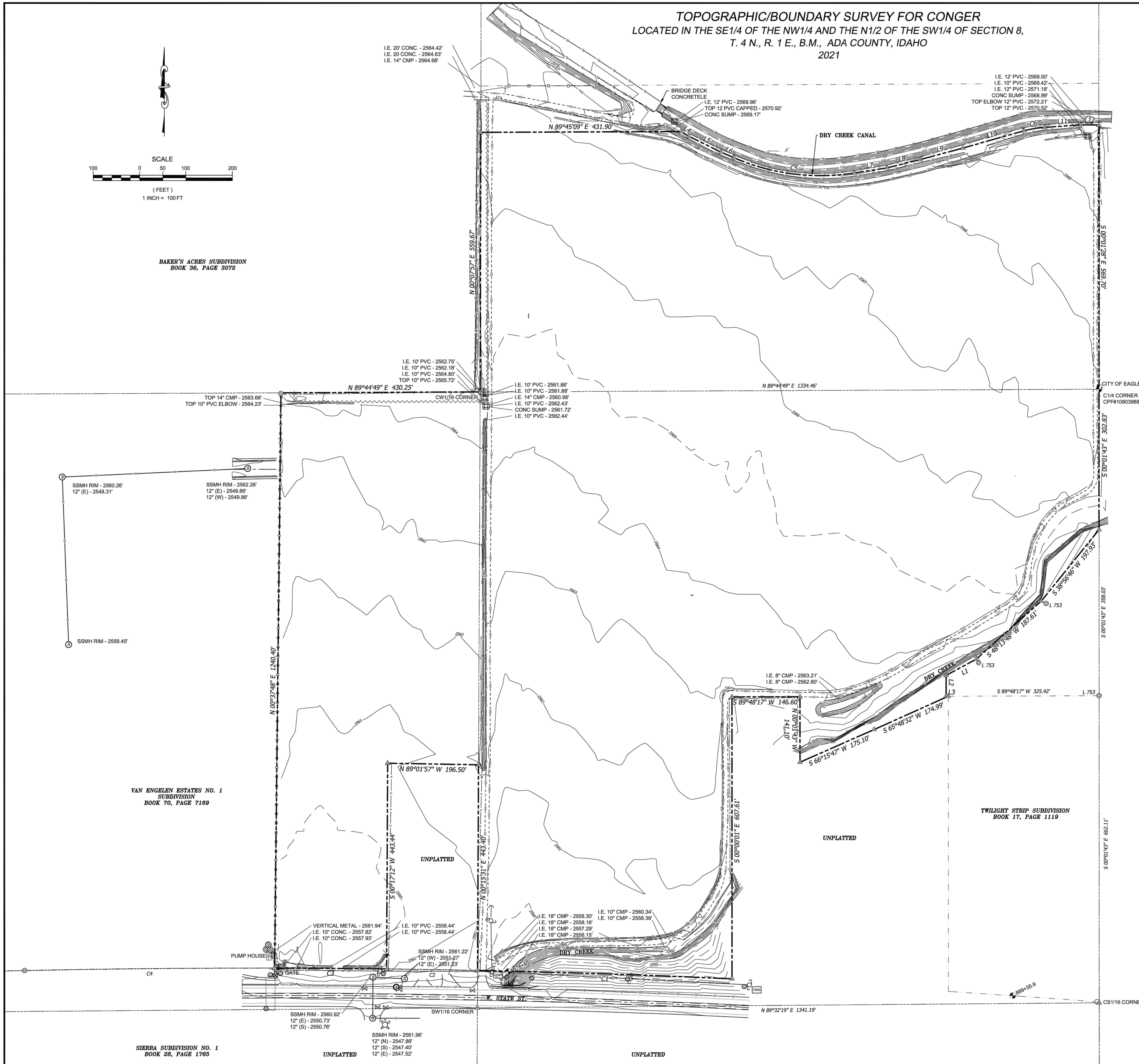
CHECKED BY:  
DAVID A. BAILEY P.E.  
DRAWN BY:  
DES

REVISED  
NO. DATE DESCRIPTION

EXISTING TOPOLOGY  
CAPELLA EAGLE SUBDIVISION  
CONGER MANAGEMENT GROUP

DATE:  
09-24-2022  
PROJECT:  
C2022-017  
SHEET  
PP-4

TOPOGRAPHIC/BOUNDARY SURVEY FOR CONGER  
LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE SW 1/4 OF SECTION 8,  
T. 4 N., R. 1 E., B.M., ADA COUNTY, IDAHO  
2021



BAKER'S ACRES SUBDIVISION  
BOOK 36, PAGE 3072

VAN ENGLENS ESTATES NO. 1  
SUBDIVISION  
BOOK 70, PAGE 7169

SIERRA SUBDIVISION NO. 1  
BOOK 28, PAGE 1765

LINE	BEARING	DISTANCE
L1	S 51°44'23" W	74.43'
L2	N 00°01'43" W	45.00'
L3	S 89°46'17" W	4.64'
L4	S 5°26'11" E	185.78'
L5	S 63°45'21" E	78.22'
L6	N 66°34'52" W	30.13'
L7	S 81°00'23" W	71.29'
L8	N 76°00'16" E	73.60'
L9	N 74°33'28" E	95.59'
L10	N 74°16'33" E	132.16'
L11	S 86°03'20" W	78.69'
L12	S 89°35'51" E	38.42'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	548.73'	232978.31'	1°22'06"	N 88°06'56" W	548.73'
C2	196.50'	232978.31'	0°29'24"	N 89°12'40" W	196.50'
C3	241.79'	232978.31'	0°36'10"	N 89°35'28" W	241.79'
C4	539.19'	232978.31'	1°20'40"	S 89°26'07" W	539.18'
C5	265.59'	4703.00'	32°22'26"	S 82°46'10" E	262.03'
C6	44.55'	230.00'	11°11'51"	N 80°22'24" E	44.88'

FEMA NOTE  
THIS PARCEL LIES WITHIN ZONE X;  
PER MAP NO. 16001C01341 / 16001C01533, EFFECTIVE DATE  
6/19/2020.  
ZONE X: AREA OF MINIMAL FLOOD HAZARD.

NOTES:  
1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.  
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

DISCLAIMER:  
SEWER PIPE DIAMETERS ARE FROM BEST FIELD OBSERVATION AND ARE NOT MEANT FOR DESIGN PURPOSES. SAWTOOTH LAND SURVEYING ASSUMES NO LIABILITY FOR NON VERIFIED SEWER PIPE DIAMETERS BEFORE ANY DESIGN WORK.

OWNER/DEVELOPER:  
CONGER  
G20 LLC  
BOISE, IDAHO  
208-336-5355

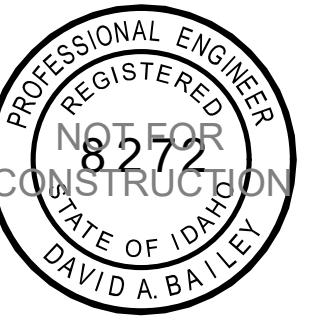
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM



TITLE: TOPOGRAPHIC SURVEY  
CAPELLA ESTATES  
W. STATE ST. / N. BALLANTYNE LN.  
CITY OF EAGLE, IDAHO  
DATE: 6/2021  
SHEET: 1 OF 1  
DESIGNED BY: AR  
DRAWN BY: JB  
CHECKED BY: JB  
PROJECT: 221055-T  
DRAWING # 221055-T

ENGINEERING PLAN FOR  
**CAPELLA EAGLE SUBDIVISION**  
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
 EAGLE, ADA COUNTY, IDAHO  
 2022

**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 4426 N. BROOKSIDE LANE  
 BOISE, ID 83714  
 TEL: 208-398-8013  
 WWW.BAILEYENGINEERING.COM

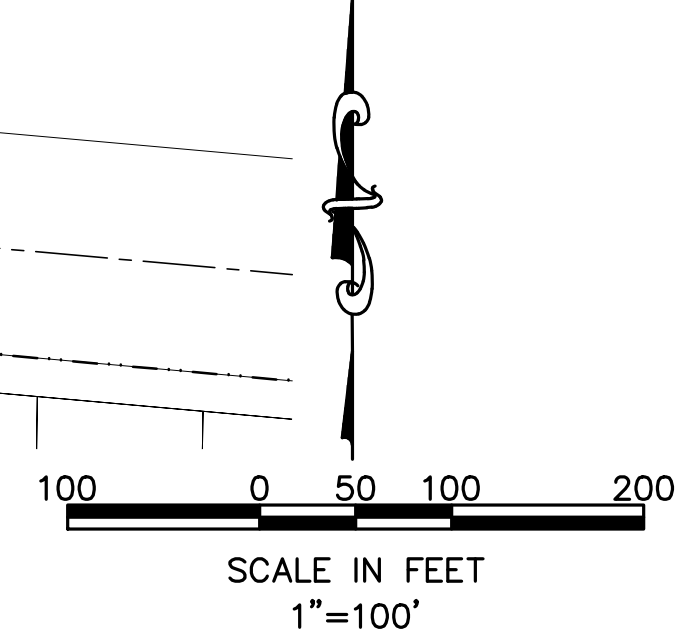
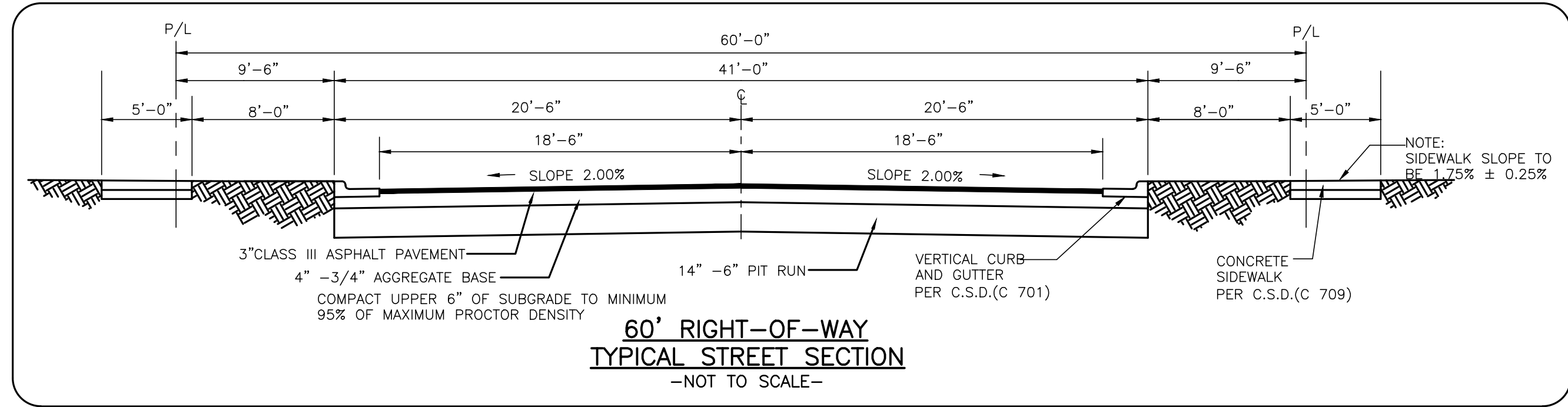
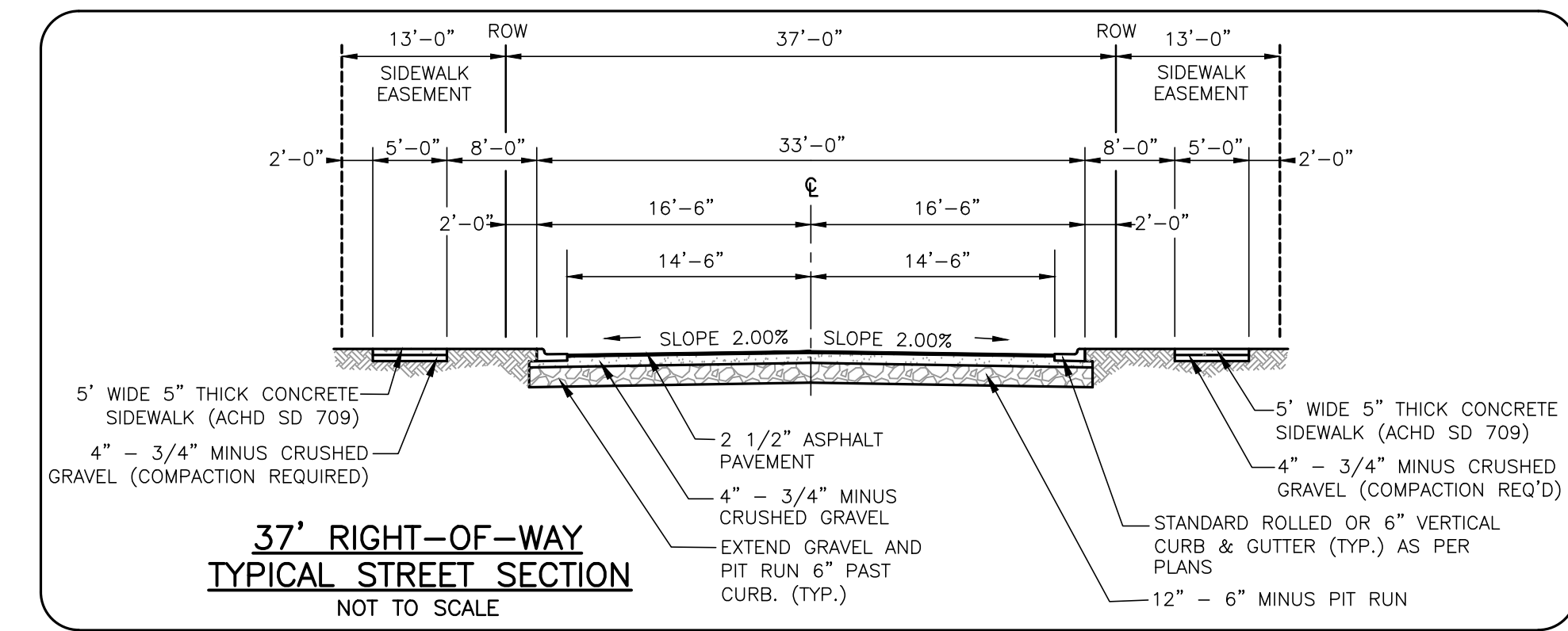
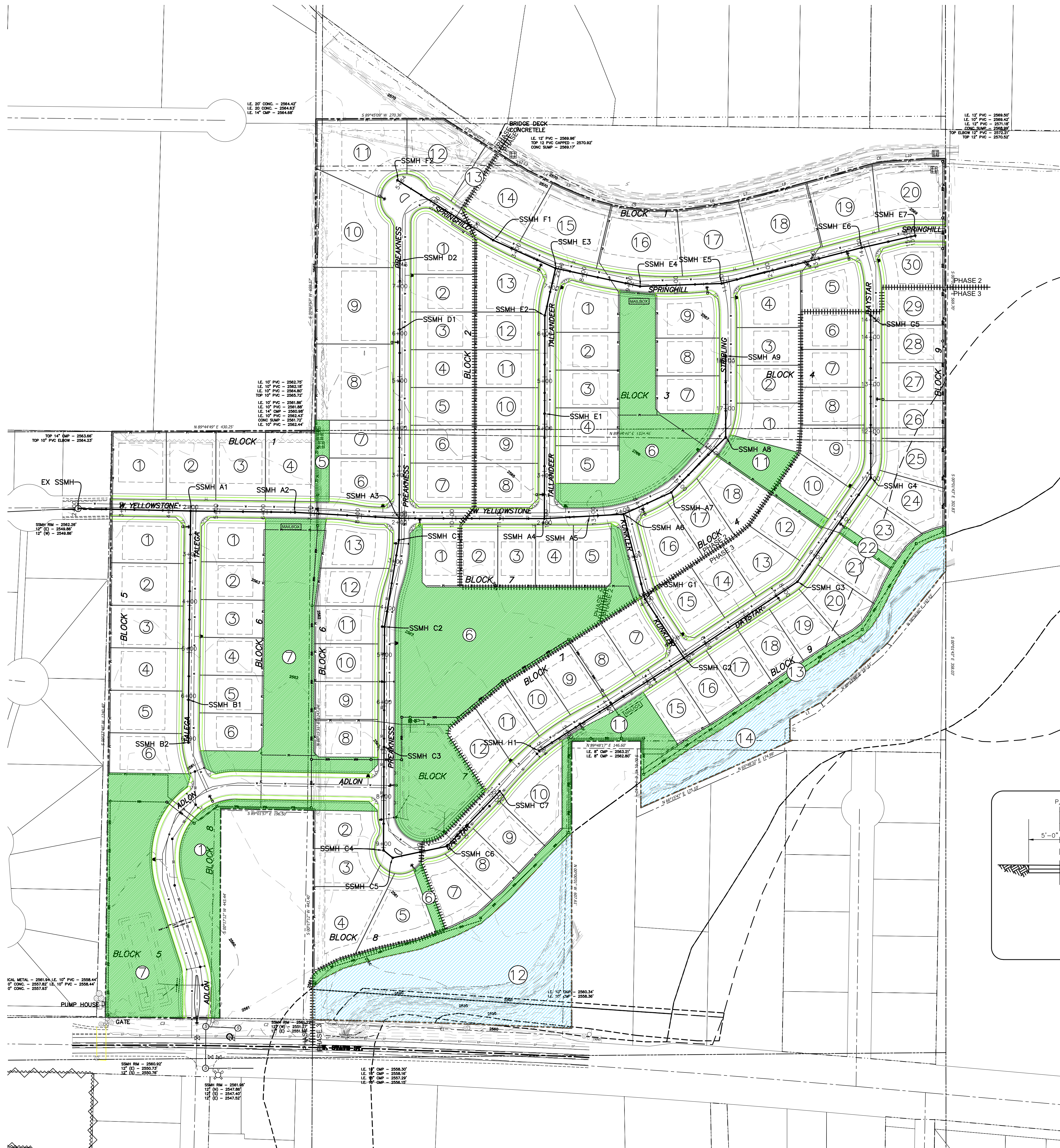


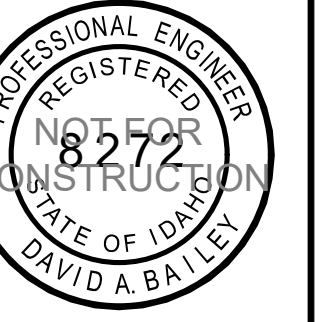
CHECKED BY:  
 DAVID A. BAILEY P.E.  
 DRAWN BY:  
 DMS/DSS

REVISED  
 NO. DATE DESCRIPTION  
 1 TITLE BLOCK CORRECTION 12/07/2022

PRELIMINARY ENGINEERING  
 CAPELLA EAGLE SUBDIVISION  
 CONCREG MANAGEMENT GROUP

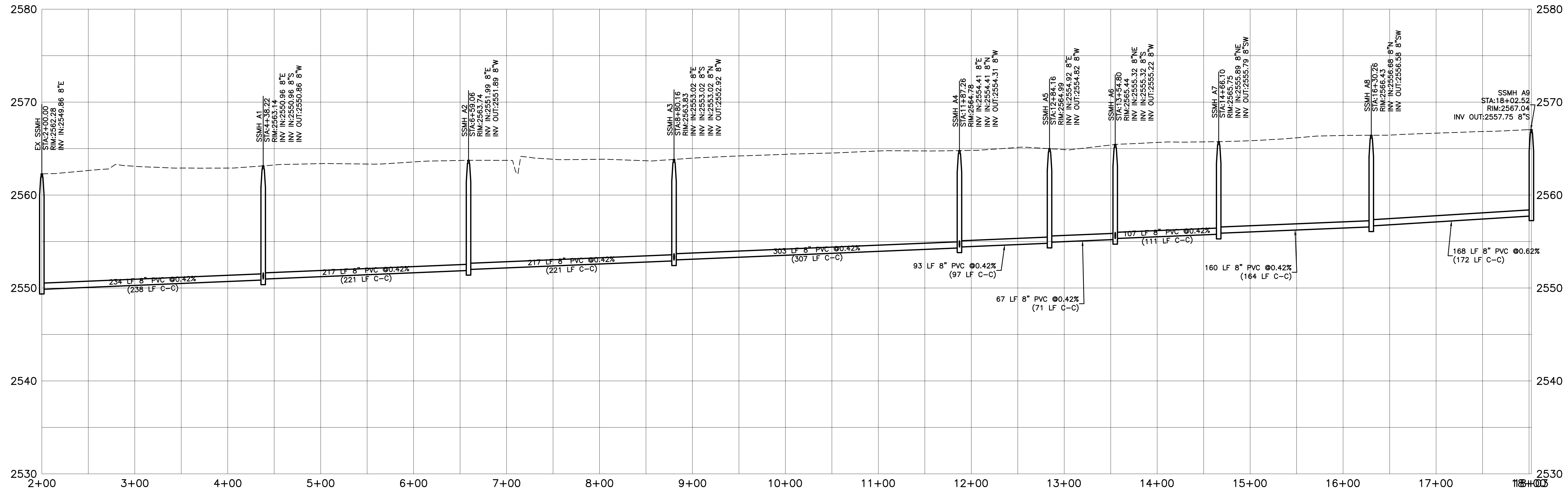
DATE:  
 10-13-2022  
 PROJECT:  
 C2022-017  
 SHEET  
**PP-5**



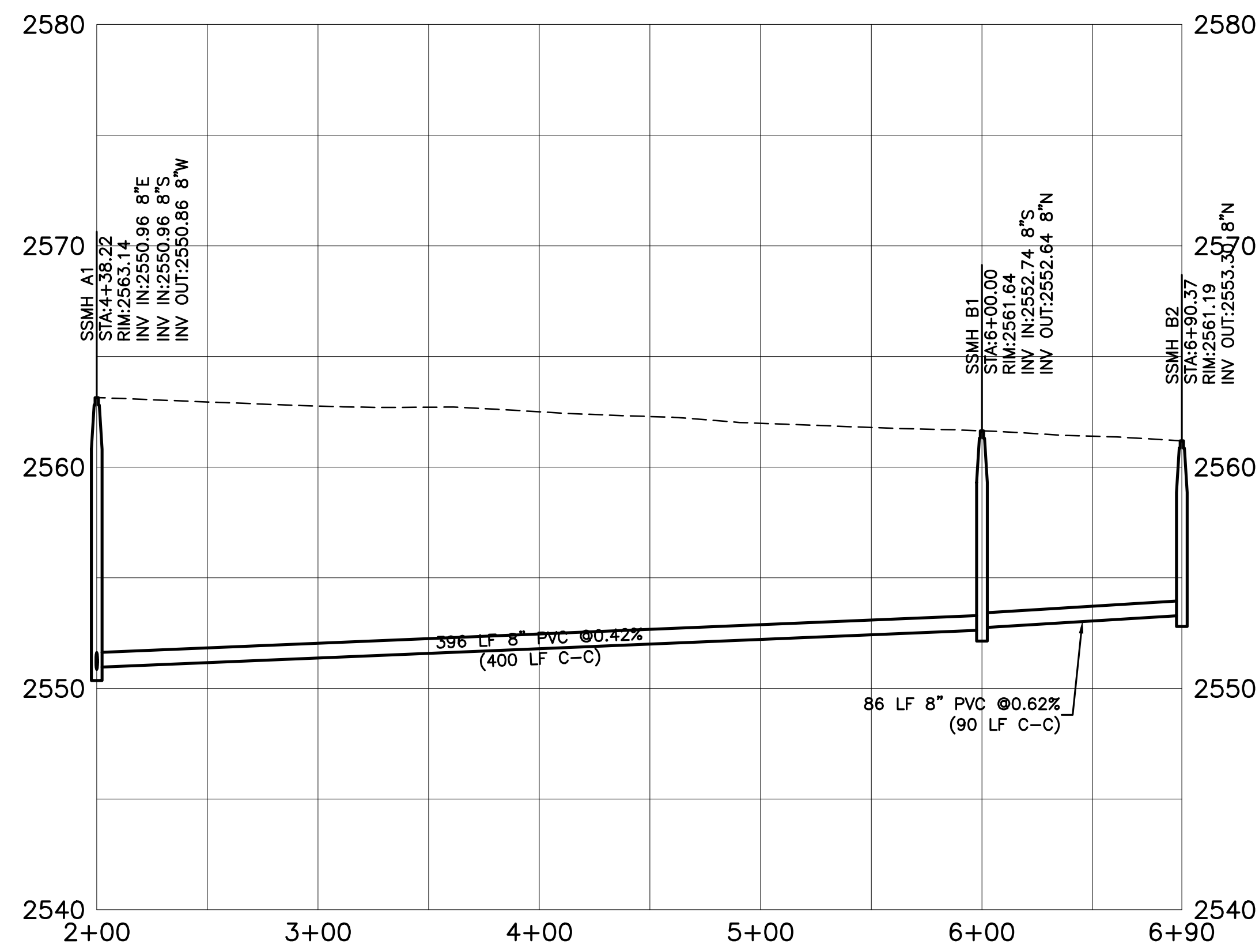


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 DAVID A. BAILEY P.E.  
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 DAW/DSS

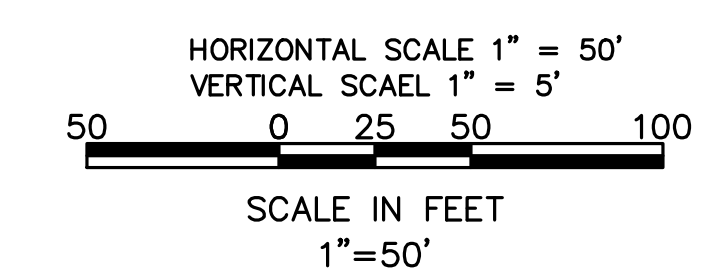
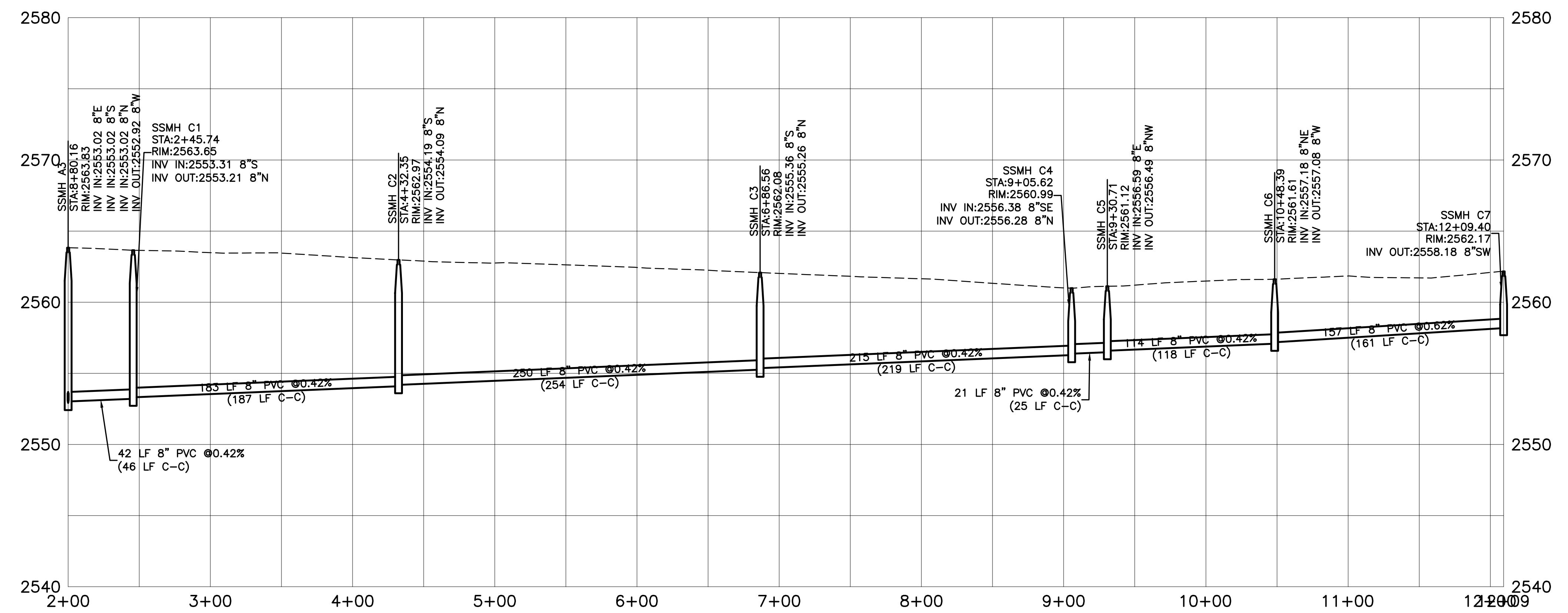
SEWER LINE A PROFILE



SEWER LINE B PROFILE



SEWER LINE C PROFILE



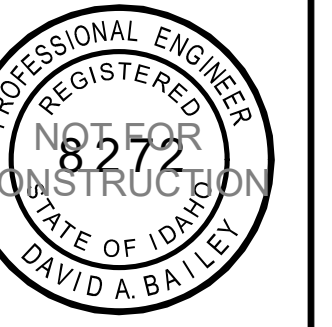
REVISIONS  
 NO. DATE DESCRIPTION  
 1 TITLE BLOCK CORRECTION 12/07/2022

PRELIMINARY SEWER PROFILES  
 CAPELLA EAGLE SUBDIVISION  
 CONGER MANAGEMENT GROUP



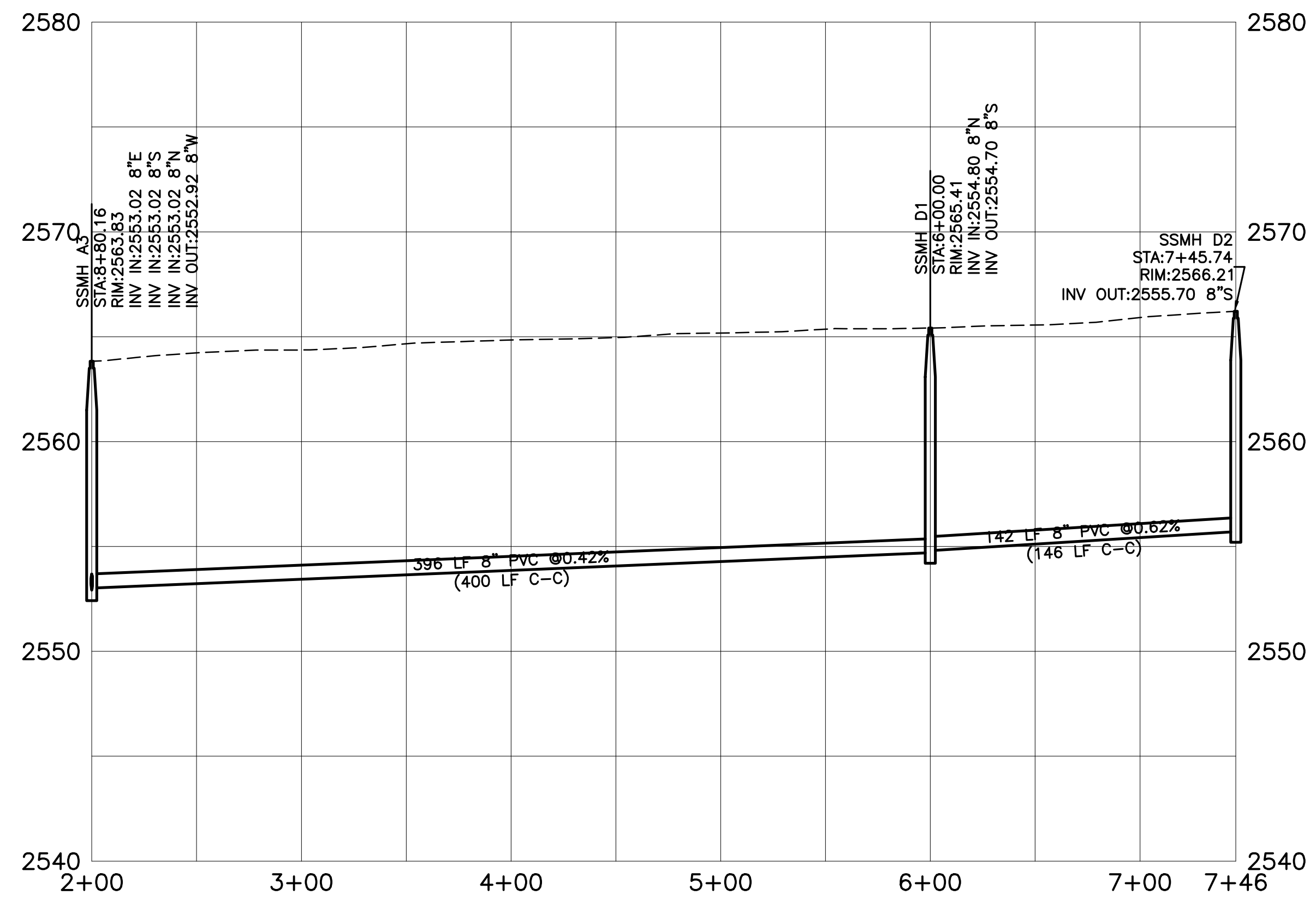
ENGINEERING PLAN FOR  
**CAPELLA EAGLE SUBDIVISION**  
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
 EAGLE, ADA COUNTY, IDAHO  
 2022

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 BOISE, ID 83714  
 TEL: 208-398-6013  
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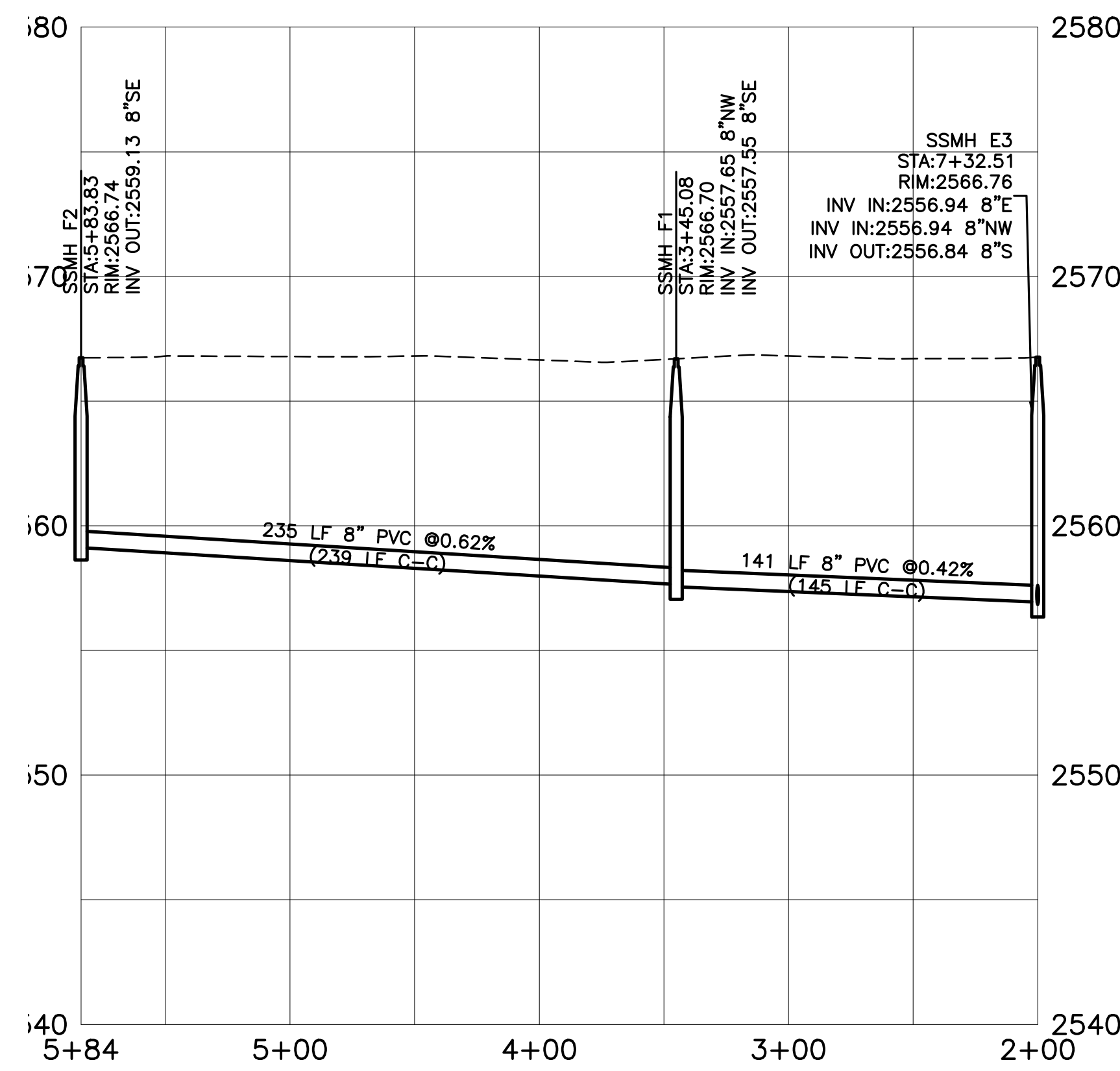


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 DAVID A. BAILEY P.E.  
 DRAWN BY:  
 DMS/DSS

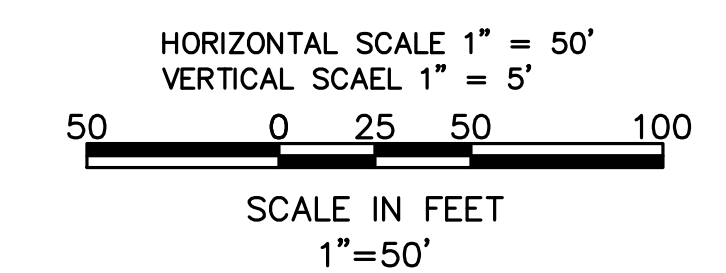
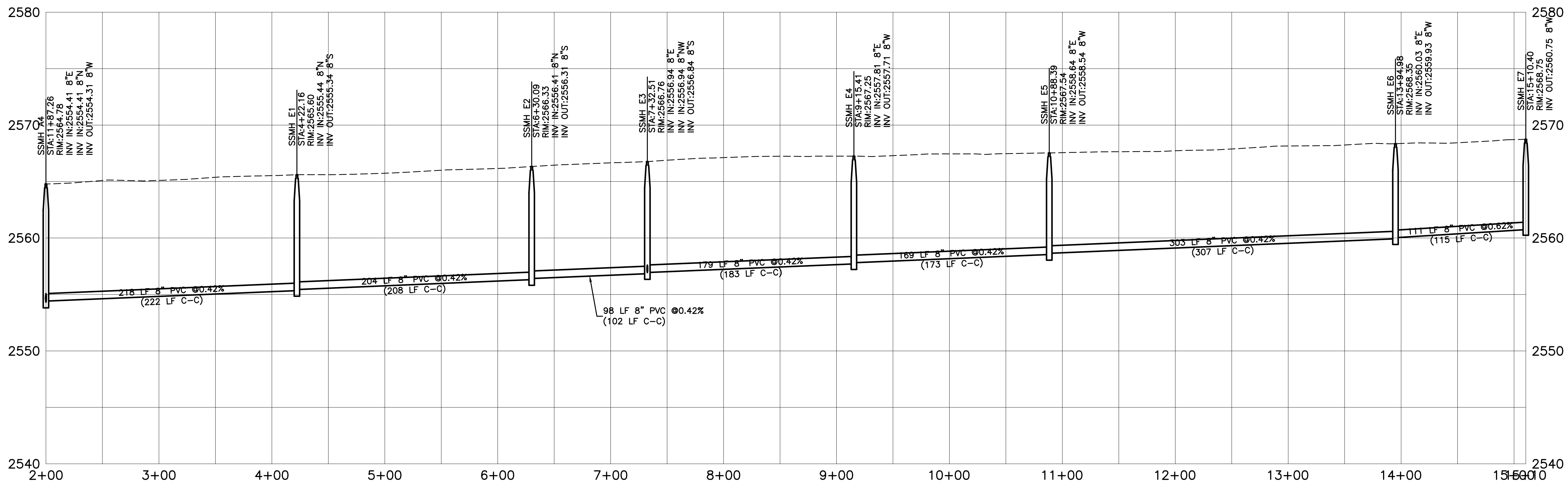
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SEWER LINE F PROFILE



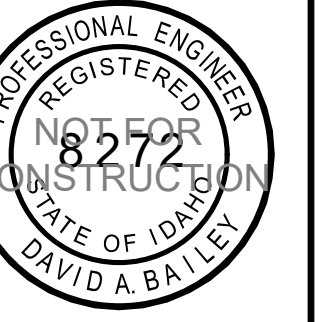
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REVISED	NO.	DATE	DESCRIPTION
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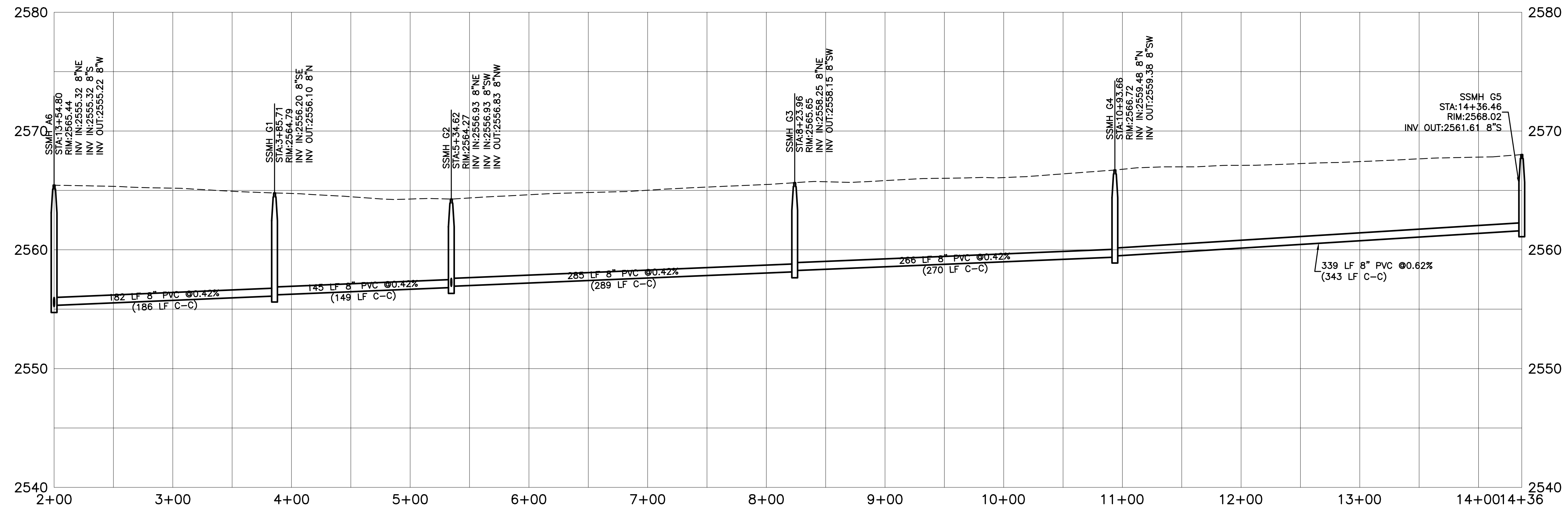
PRELIMINARY SEWER PROFILES  
 CAPELLA EAGLE SUBDIVISION  
 CONGER MANAGEMENT GROUP

DATE: 09-24-2022  
 PROJECT: C2022-017  
 SHEET  
**PP-7**

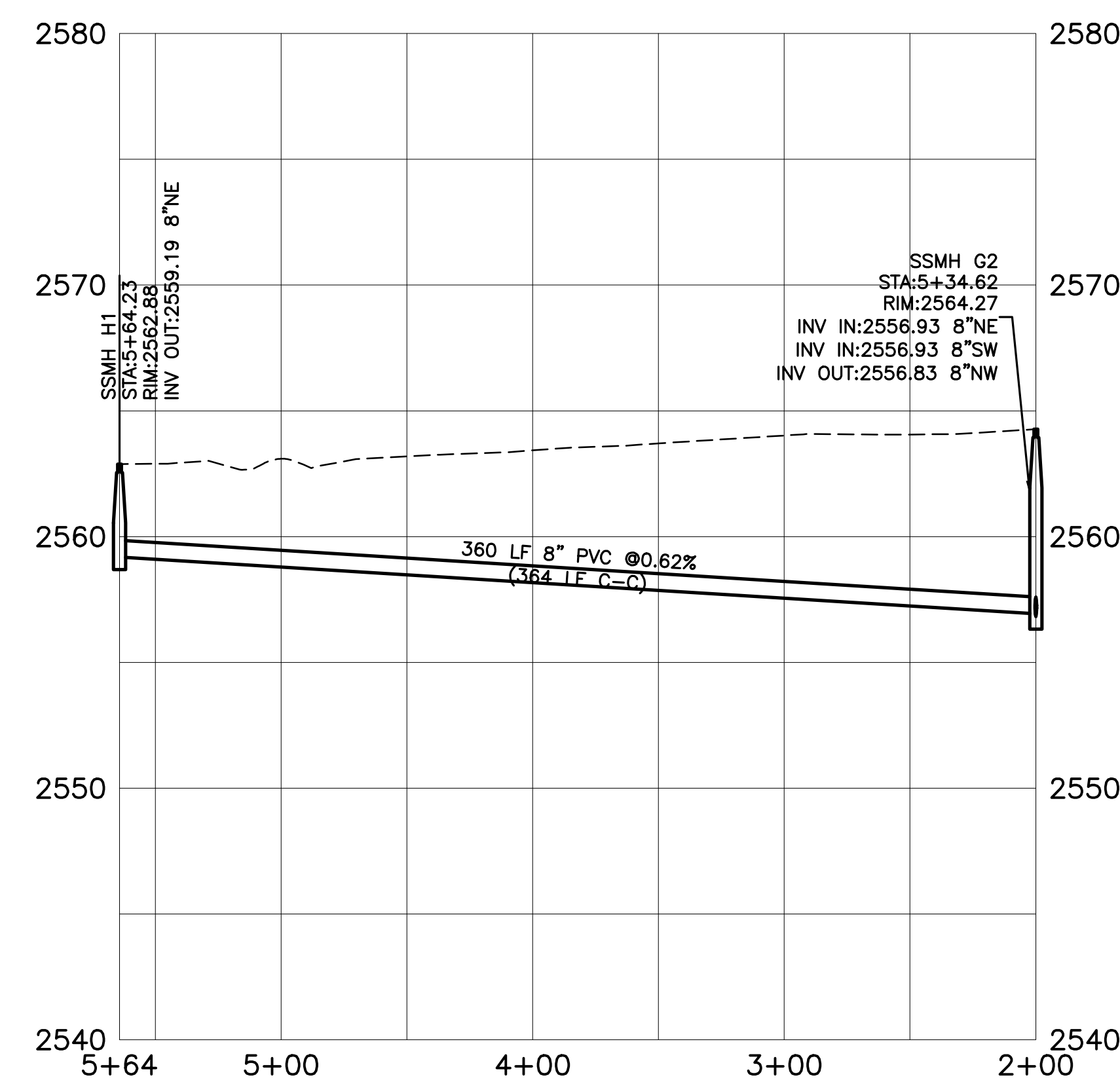


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 DAVID A. BAILEY P.E.  
 DRAWN BY:  
 DMS/DSS

SEWER LINE G PROFILE



SEWER LINE H PROFILE



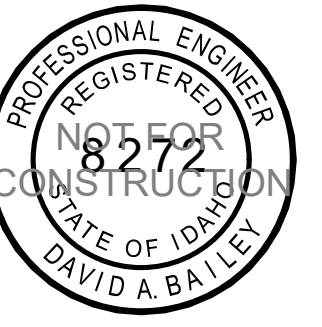
HORIZONTAL SCALE 1" = 50'  
 VERTICAL SCALE 1" = 5'  
 SCALE IN FEET  
 1"=50'

REVISED	NO.	DATE	DESCRIPTION
1	1	12/07/2022	TITLE BLOCK CORRECTION

PRELIMINARY SEWER PROFILES  
 CAPELLA EAGLE SUBDIVISION  
 CONGER MANAGEMENT GROUP

ADJACENT PROPERTIES FOR  
**CAPELLA EAGLE SUBDIVISION**  
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
 EAGLE, ADA COUNTY, IDAHO  
 2022

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 TEL: 208-938-6013  
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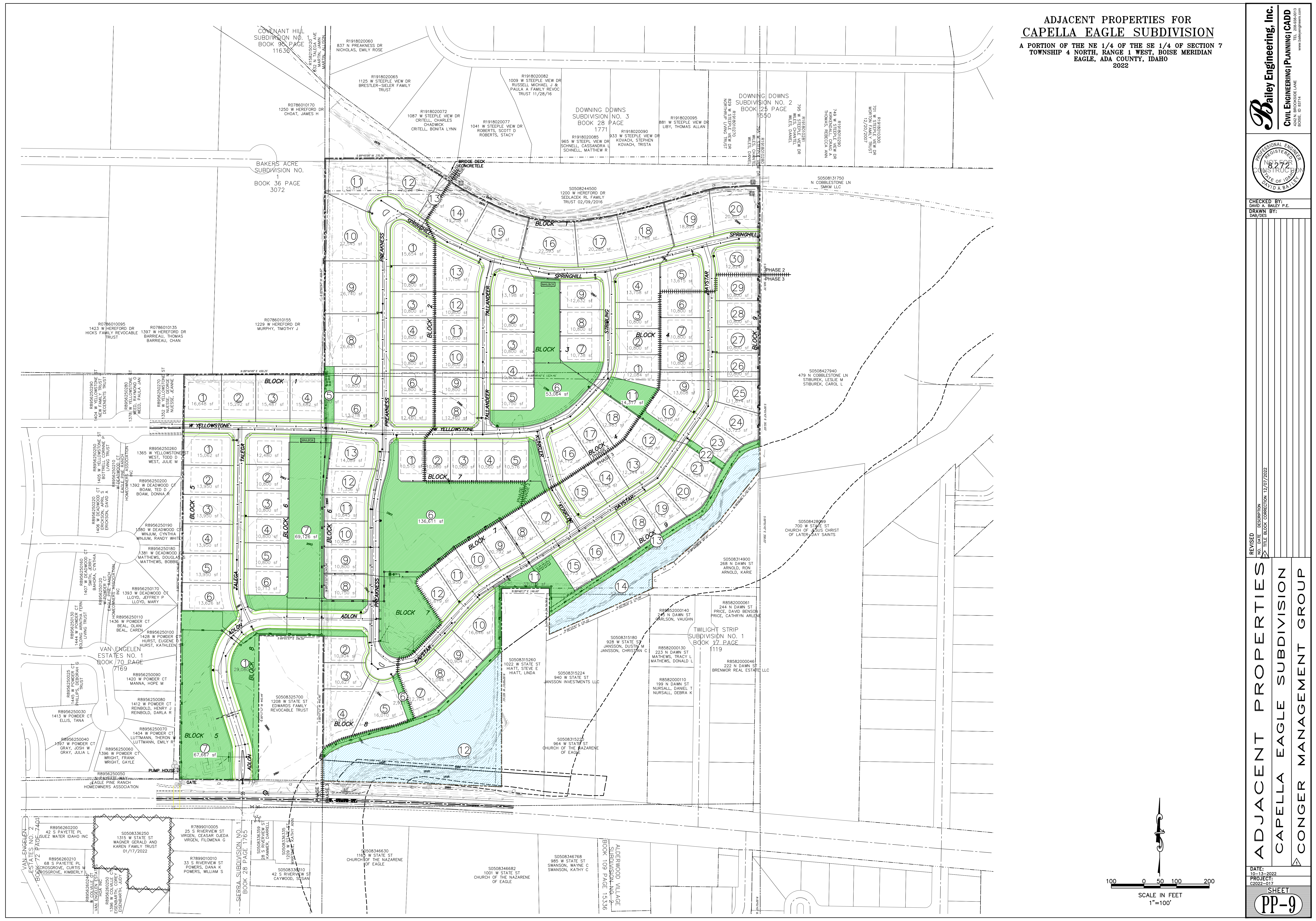


CHECKED BY:  
 DAVID A. BAILEY P.E.  
 DRAWN BY:  
 DAW/DSS

REVISED	NO.	DATE	DESCRIPTION
1	1	12/07/2022	TITLE BLOCK CORRECTION

ADJACENT PROPERTIES  
 CAPELLA EAGLE SUBDIVISION  
 CONGER MANAGEMENT GROUP

DATE: 10-13-2022  
 PROJECT: C2022-01  
 SHEET  
**PP-9**





**CITY OF EAGLE  
PLANNING AND ZONING  
MASTER LAND USE APPLICATION**

660 E. Civic Lane, Eagle, Idaho 83616  
Phone: (208)939-0227 [www.cityofeagle.org](http://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"/> Floodplain Development Permit (FDP)
<input type="checkbox"/> Annexation and Rezone (A & RZ)	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Appeal	<input type="checkbox"/> Parcel Division
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Plat-Combined Preliminary / Final Plat (PP/FP)
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Plat-Condominium
<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Plat-Final (FP)
<input type="checkbox"/> Design Review-Board Level (DR)	<input type="checkbox"/> Plat-Preliminary (PP)
<input type="checkbox"/> Design Review – Staff Level	<input type="checkbox"/> Preliminary Plat Modification (PP-MOD)
<input type="checkbox"/> Design Review-Sign-Board Level	<input type="checkbox"/> Preliminary Planned Unit Developments (PPUD) <sup>1</sup>
<input type="checkbox"/> Design Review-Sign-Staff Level	<input type="checkbox"/> Request for Zoning Certification
<input type="checkbox"/> Design Review-Special Portable Sign	<input type="checkbox"/> Rezone (RZ)
<input type="checkbox"/> Development Agreement Modification (DA-MOD)	<input type="checkbox"/> Tree Removal
<input type="checkbox"/> Extension of Time-Conditional Use Permit	<input type="checkbox"/> Vacation
<input type="checkbox"/> Extension of Time-Design Review	<input type="checkbox"/> Variance
<input type="checkbox"/> Extension of Time-Final Plat	<input type="checkbox"/> Waiver (Accessory Building Setback)
<input type="checkbox"/> Extension of Time-Preliminary Plat	<input type="checkbox"/> Waiver (Home Occupation)
<input type="checkbox"/> Fence Permit	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Final Planned Unit Development (FPUD)	<input type="checkbox"/> Zoning Text Amendment (ZOA)
<input type="checkbox"/> Final Planned Unit Development Modification	<input type="checkbox"/> Zoning Verification / Rebuild Letter

<sup>1</sup>A Preliminary Planned Unit Development application includes the Preliminary Development Plan, Conditional Use Permit, and the Preliminary Plat.

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:
-----------------

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."

**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 *Mike Williams* \_\_\_\_\_ Date \_\_\_\_\_



## REZONE 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                |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Date of pre-application meeting: _____ .<br><u>Note:</u> Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the receipt of this application.  |
| <input type="checkbox"/> | <input type="checkbox"/> | A complete Master Land Use Application. (it is the applicant's responsibility to use a current application). Application must be single sided; double sided application will not be accepted.  |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 <a href="#">Section 8-7-8 (B)(1)</a> for noticing requirements and neighborhood meeting requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 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.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Copy of Deed.   |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |



- Five (5) 24" x 36" site plans **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#).**
- Seven (7) 11" x 17" reductions of the site plan **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#).**
- One (1) 8½" x 11" reduction of the site plan.
- One (1) 8 ½" x 11" vicinity map at 1" = 300' scale (or similar), labeling the location of the property and adjacent streets.
- One (1) 8 ½" x 11" colored vicinity map depicting proposed site and surrounding area within ¼ mile.
- 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).
- One (1) copy of exclusive use easements of any kind that might impact pathways and/or open space (if applicable)
- A written statement addressing each issue below in the order outlined "A" through "E":
  - A. Justification for the annexation and the rezone;
  - B. Justification of a development agreement (if applicable);
  - C. How does the proposed rezone relate to the Comprehensive Plan?;
  - D. What is the availability and adequacy of public facilities (ie: sewer, water, fire, streets) needed to serve any and all uses allowed on this property under the proposed zone?;
  - E. How is the proposed zone change compatible with the surrounding area?
- A completed [Fiscal Impact Worksheet](#) if seeking to change the density/intensity of the existing or previously approved uses on the site.
- Please complete the following data tables:

LAND USE AND ZONING INFORMATION			
	Comp Plan Designation:	Zoning Designation:	Land Use:
Existing:			
Proposed:			
North of Site:			

<b>South of Site:</b>		Compact	Residential
<b>East of Site:</b>		Varies	Residential
<b>West of Site:</b>		R2	Residential

**EXISTING SITE CHARACTERISTICS**

Describe the Existing Site Characteristics:

hhnsc

**SPECIAL ON SITE FEATURES**

Areas of Critical Environmental Concern:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Evidence of Erosion:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Fish Habitat:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Mature Trees:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Riparian Vegetation:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Steep Slopes:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Stream/Creeks:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Unique Animal Life:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Unique Plant Life:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Unstable Soils:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____
Wildlife Habitat:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: _____

- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- A high-resolution digital copy of all plans and documents with each plan sheet saved as a separate file.
- 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 \(E\)](#).
- 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



# PRELIMINARY PLANNED UNIT DEVELOPMENT 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.
- A complete Master Land Use Application. (it is the applicant’s responsibility to use a current application). Application must be single sided; double sided application will not be accepted.
- 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\(B\)\(1\)](#) for noticing requirements and neighborhood meeting requirements.
- 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

- Legal description of the property.
- Copy of Deed.
- 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.

- One (1) 8 ½" x 11" vicinity map showing the surrounding area within one half mile of the boundaries of the PUD.
- One (1) 8 ½" x 11" colored aerial photo depicting the proposed site and surrounding area within ¼ mile.
- One (1) 8½" x 11" site plan/fencing plan showing the type and location of fencing (open style type) between all common lots and residential lots, and on all corner lots.
- One (1) 8½" x 11" site plan showing proposed location of subdivision Cluster Mailbox Units (CBUs).
- Proposed subdivision name approved by County Engineer.
- A Natural Features Analysis, which includes the following:
  - Hydrology (Visit [www.fws.gov/wetlands/data.mapper.html](http://www.fws.gov/wetlands/data.mapper.html))
  - Soils (Visit [www.nrcs.usda.gov](http://www.nrcs.usda.gov))
  - Topography
  - Vegetation
  - Sensitive Plant & Wildlife Species (Provide a letter from Idaho Department of Fish & Game)
  - Historic Resources
  - Hazardous Areas
  - Impact on Natural Features
- In case of developments with slopes of 10% or greater, three (3) 24" x 36" folded copies of the engineering and grading plans in accordance with Eagle City Code Section 9-5-3 shall be provided, **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)**
- In case of developments with water bodies, canals, drainage ditches, or similar, provide a wetlands review letter prepared by the Army Corps of Engineers or other certified contractor.
- Seven (7) 24" x 36" copies of the preliminary plat and development plan drawn to a scale of no less than 1" equals 100', **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)**. Additional plans will be required once the hearing has been scheduled.

At a minimum, the plan shall show the following:

- Topography at two-foot (2') intervals.
- Location and type of residential, commercial, and industrial land uses proposed.
- Acreage of each proposed use.
- Densities of residential uses.
- Maximum square footage of proposed non-residential uses.
- Layout and dimensions of lots and building setback lines.
- Conceptual location of all parking and loading areas, traffic access points and traffic circulation patterns, non-single family residential buildings, landscaping, refuse and service areas, and signs.
- Layout, dimensions, and names of existing and proposed streets and rights-of-way
- Location of currently dedicated streets at the point where they adjoin and/or are

- immediately adjacent to the development
- Utilities (water, sewer, streetlights, sidewalks, other public improvements) and easements
- Parks, and other open space areas
- Existing buildings, water bodies or courses (drain ditches, irrigation ditches) and wooded areas
- Site drainage
- Mature trees (including a notation of respective tree species)
- Any additional information to aid in understanding the project

The preliminary plat shall include the entire area scheduled for development if the proposed subdivision is a portion of a larger holding intended for subsequent development.

- One (1) set of 24" x 36" Pathways and Trails 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)
- One (1) copy of exclusive use easements of any kind that might impact pathways and/or open space (if applicable)
- One (1) 8½" x 11" reduction of the preliminary plat and preliminary development plan.
- One (1) 8½" x 11" reduction of the preliminary construction drawings.
- Provide a written justification for the proposed PUD addressing the following:
  1. That the proposed PUD is in the public interest, advances the general welfare of the community and neighborhood, and will not be detrimental to the economic welfare of the community.
  2. That the development be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how such use will not change the essential character of the same area.
  3. That the development will not be hazardous or disturbing to existing or future neighborhood uses.
  4. That the development does not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
  5. That the development will be served adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.
  6. That the development will not create excessive additional requirements at public cost for public facilities and services.
  7. That the development is provided with parks, ponds, open areas, areas of special interest, floodplain preservation, and/or other special features which would not typically be provided in a non-PUD proposal.
  8. That the vehicular approaches to the property are designed to not create an

- interference with traffic on surrounding public thoroughfares.
9. That the development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.
  10. That the proposed development will be harmonious with and in accordance with any specific objective of the Comprehensive Plan.
  11. That the proposed development will be harmonious with and in accordance with the general objectives or with any specific objective of Eagle City Code Title 8.
  12. That the benefits, combination of various land uses, and interrelationship with the surrounding area for this proposed development justifies any proposed deviation from any standard district regulations.
  13. That public services shall be provided to the development including, but not limited to, fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools and solid waste collection.
  14. That an estimate of the public service costs to provide adequate service to the development has been provided by the developer.
  15. That an estimate of the tax revenue that will be generated from the development has been provided by the developer.
  16. That suggested public (or private) means of financing the services for the development if the cost for the public services would not be offset by the tax revenue received from the development has been provided by the developer.

**For a request of up to 10% of the gross land area to be directed to uses other than residential (i.e., commercial, industrial, public, and quasi-public uses that are not allowed in the land use district):**

17. That the uses are appropriate with the residential uses.
18. That the uses will serve principally the residents of the PUD.
19. That the uses are planned to be an integral part of the PUD.
20. That the uses located and designed to provide direct access to a collector or arterial street.
21. That the proposed street connections will not create congestion or traffic hazards

**LANDSCAPING:**

22. That the quality of the designs for landscaping, streetscape, open spaces and plazas, use of existing landscape, pedestrian way treatment, and recreational areas, incorporated into this development, exceed that of a non PUD development.

**In cases where an increase in residential density of up to 15% of the allowable number of dwelling units is requested:**

**SITING:**

23. That the quality of the designs for visual focal points, use of existing features such as topography, view, sun orientation, prevalent wind direction, pedestrian/vehicular circulation pattern, physical environment, variation in building setbacks, and building grouping (such as clustering), incorporated into this development, exceed that of a non-PUD development.

**DESIGN FEATURES:**

24. That the quality of the designs for street sections, architectural styles, harmonious use of materials, parking areas broken by landscaping features, and varied use of housing types, incorporated into the development, exceed that of a non-PUD development.
25. The continuity of the proposed development with the capital improvement program; and
26. The other health, safety and environmental problems that may be brought to the City's attention.

- One (1) copy of a pressurized irrigation plan and associated documents (prepared in Accordance with the “Pressurized Irrigation Standards” supplemental document available at cityofeagle.org) for any new residential subdivision and/or PUD. **A waiver may be requested for the requirement of the installation of a pressurized irrigation system if any of the situations exist as outlined in Eagle City Code Section 9-4-1-9(C)(2) and documentation is submitted with this application. Any requested waiver must be approved by the City Council.**
  
- Three (3) colored renderings on 24" x 36," to conceptually show the proposed completed development. The colored renderings shall include at least the following:
  - Architectural style and building design
  - Building materials and colors
  - Landscaping
  - Screening
  - Trash enclosures
  - Parking areas
  - Open spaces
  - Any other items for review as may be deemed necessary by the Zoning Administrator.
  
- One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the Plat and/or Site Plan on a CD or USB drive.
  
- A high-resolution digital copy of all plans and documents with each plan sheet saved as a separate file.
  
- Please complete the data tables below.

LAND USE AND ZONING INFORMATION			
	Comp Plan Designation:	Zoning Designation:	Land Use:
Existing:			
Proposed:			
North of Site:			
South of Site:			
East of Site:			
West of Site:			



SITE DATA			
Total Acreage of Site:		Total Number of Units:	
Total Acreage of Land in Contiguous Ownership:		# of Single-Family Units:	
Total # of Lots:		# of Duplexes:	
# of Residential Lots:		# of Multi-Family:	
# of Commercial Lots:		Total Acreage of Any Out-Parcels:	
# of Industrial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Common Lots:		Total Gross Square Feet of Industrial Buildings:	
Dwelling Units per Gross Acre:		Total Gross Square Feet of Residential Buildings:	
Minimum Lot Size:		Minimum Street Frontage:	
Minimum Lot Width:		Total Acreage of Common Lots:	
EXISTING SITE CHARACTERISTICS			
<b>Describe the Existing Site Characteristics:</b>			
<b>Describe On and Off-Site Circulation:</b>			
<b>Describe any Greenbelts:</b>			
<b>Describe Open Space Areas</b> (what amenities are being provided)?:			
<b>Street Classification</b>	<input type="checkbox"/> Public <input type="checkbox"/> Private		
<b>Justification for Private Streets</b> (if applicable):			
<b>Number of Blocks Less than 500-Feet:</b>			
<b>Cul-de-sac Designs</b> (if proposed):	<b>Radius:</b>	<b>Length:</b>	
<b>Specify Type of Sidewalks Proposed and Location</b> (Detached, Meandering, etc.):			
<b>Types of Curbs and Gutters Provided:</b>			

**Describe Street Lighting** (location, type):

**Describe Pedestrian Walkways** (location, width, material):

**Describe Bike Paths:**

PUBLIC SERVICES	
Potable Water: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider:
Irrigation Water: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider:
Sanitary Sewer: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider:
Fire Protection: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider:
Street(s) providing access:	
Schools serving this location:	
Elementary School(s):	
Middle School(s):	
High School(s):	

SPECIAL ON SITE FEATURES	
Areas of Critical Environmental Concern:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Evidence of Erosion:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Fish Habitat:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Mature Trees:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Riparian Vegetation:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Steep Slopes:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Stream/Creeks:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Unique Animal Life:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Unique Plant Life:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Unstable Soils:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
Wildlife Habitat:	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:

- A completed [Fiscal Impact Worksheet](#).
- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- 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 additional information to aid in understanding the project.
- 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.

**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



# Capella Estates Narrative

Attached for your review and favorable consideration are the applications for the Capella Estates Residential Community located on the north of Old State Street east of Ballantyne Lane. We respectfully request approval of our request for Re-Zoning, Development Agreement in lieu of PUD and Preliminary Plat Applications.

For design and planning purposes, our design team used the Eagle City Pre-Application Meetings, Neighborhood Meetings, the Comprehensive Plan, and Zoning Code as the policy basis for the design of the Capella Community. We have purposefully designed this residential neighborhood with 108. Located West of Downtown Eagle, Capella will add to the mix of Eagle’s available housing opportunities. Homeowners will have access to on-site amenities such as pathways and community park/dog park. This project will be in walking distance to Downtown Eagle. Walkability and easy pedestrian access from this project to restaurants, shopping and recreation will make it a very successful addition to the City of Eagle.

## SUMMARY OF APPLICATIONS

- Re-Zone
- Preliminary Plat
- Development Agreement in lieu of PUD
- Development Agreement

## ZONING INFORMATION

- Current Zone - A
- Comp. Plan Designation – Neighborhood
- Proposed Zone – R-3

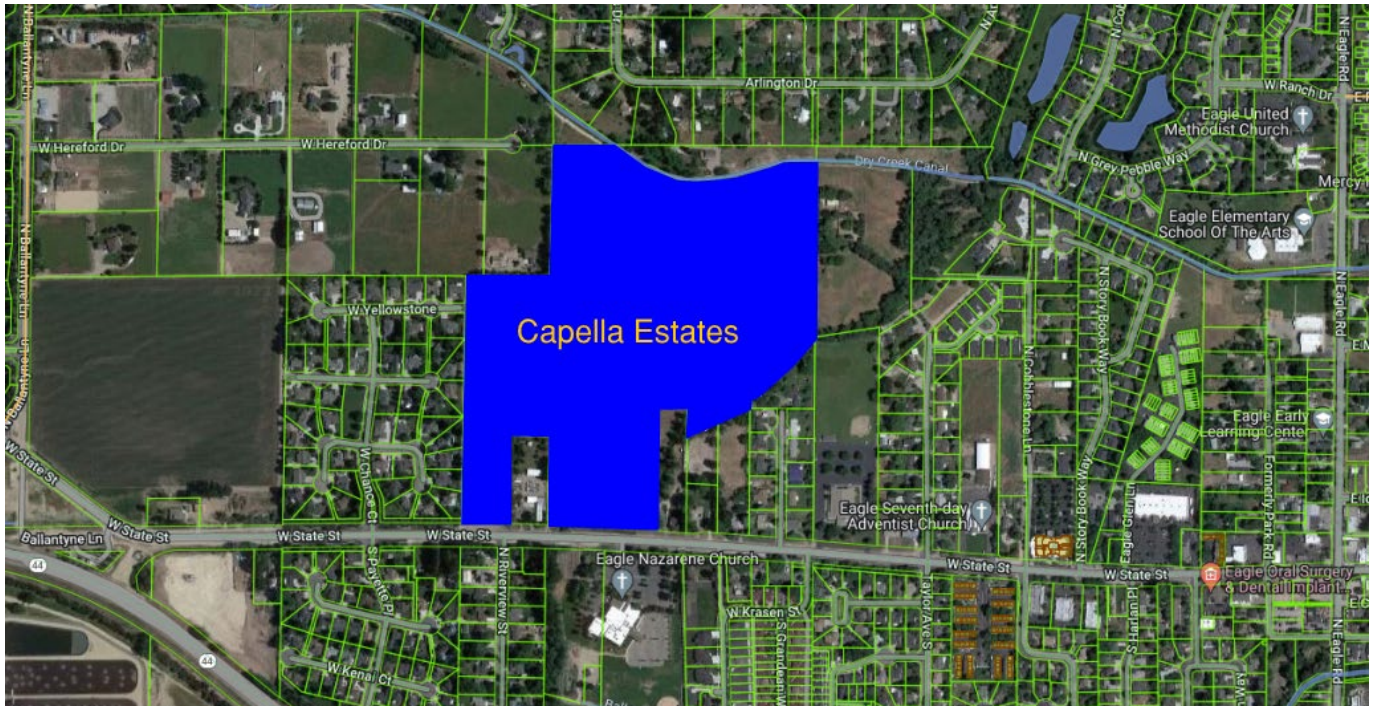
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Exhibit E –	Home Design	8
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## Exhibit A – Vicinity Map

Capella Estates neighborhood





## Exhibit B - Site Plan

**Capella Estates** neighborhood will consist of a mix of traditional homes and large estate homes will be developed on the north and west sides of the development that will create a transition to the existing homes and acreages. The neighborhood will include a playground, attractive landscaping, seating and gathering areas, a walking loop around the neighborhood, and dog park. The street network is designed to create an intimate neighborhood atmosphere that invites neighbors to interact and build a sense of community. Capella's proximity to Downtown Eagle will make it easy for residents to walk or bike to community amenities such as restaurants, shopping, Eagle City Library, Post Office and City Hall. This project will be a wonderful addition to the City of Eagle.





## Exhibit C – Community Amenities

### PROJECT AMENITIES

As the *developer* we have researched and interviewed past homeowners as well as followed the city ordinances to plan the most productive amenities for this neighborhood. As typical of our developments, the amenity package exceeds the requirement of Eagle City Development Code. The Capella Neighborhood will have two main park areas, a main park that will provide a central gathering place and play structures for neighborhood children and a second park will include fully fenced dog park. Please refer to the renderings and a detailed list of amenities below:

### Central Park - Picnic and Play Area



The park area will be a gathering place for the residents and will help to create a sense of place and community.

#### **Included amenities:**

- Play Structure
- Fenced Play Area
- Pathway
- Seating
- Large Open Lawn Area
- Attractive Landscaping





**Central Dog Park Area**

The Central Dog Park will be fully fenced with open view wrought iron fencing. This will allow residents to let their dogs run off leash if they desire. A walking path and benches around the interior perimeter will offer a tranquil oasis to relax or spend time with man’s best friend.

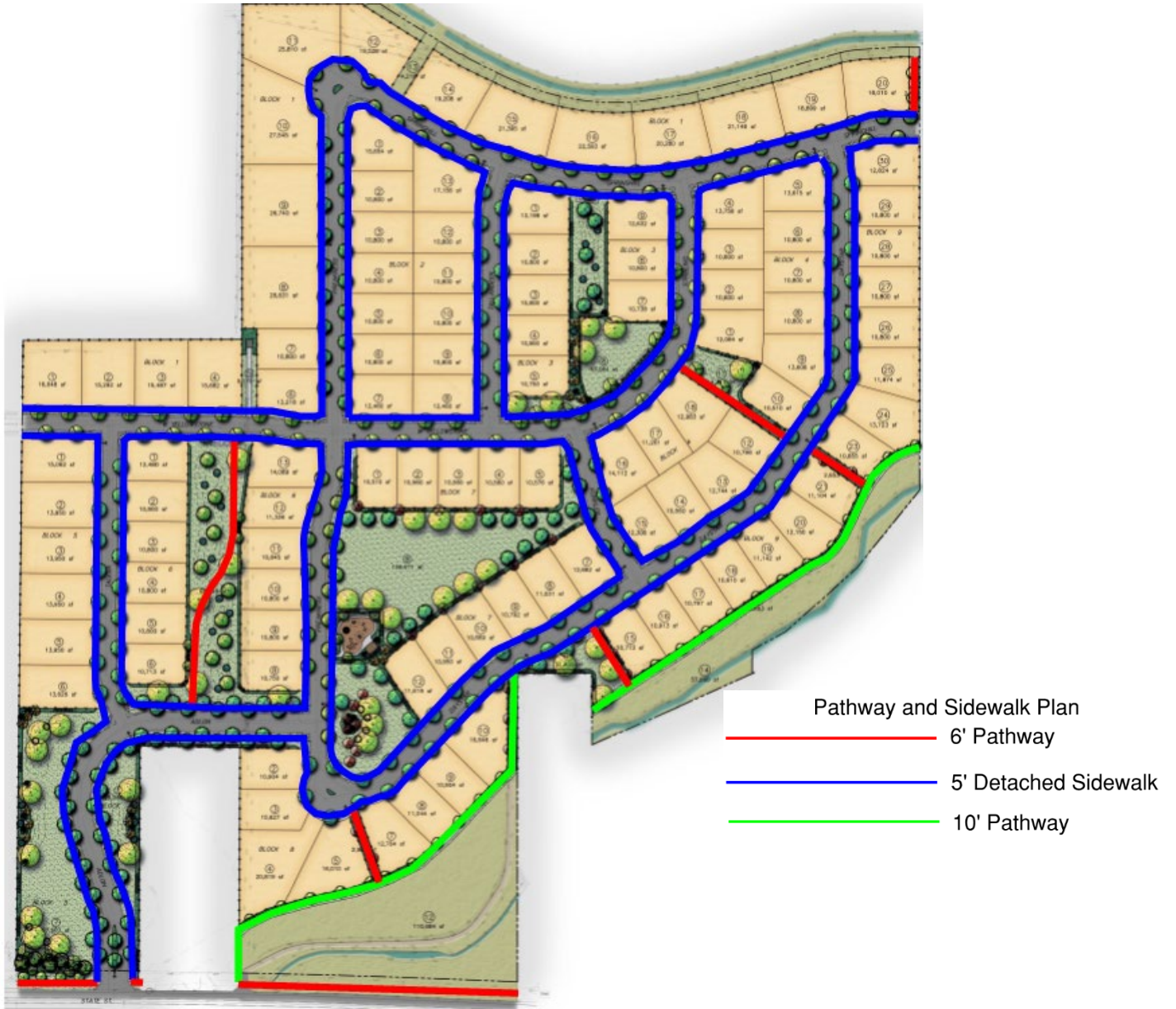


**Amenities include:**

- Open View Wrought Iron Fencing
- Double Gate System
- Walking Pathway
- Benches
- Attractive Landscaping

**Pedestrian Connectivity**

Pathways and sidewalks throughout the Capella Neighborhood will provide for a walkable and pedestrian friendly neighborhood. The connectivity map below illustrates the main pathway connection points.

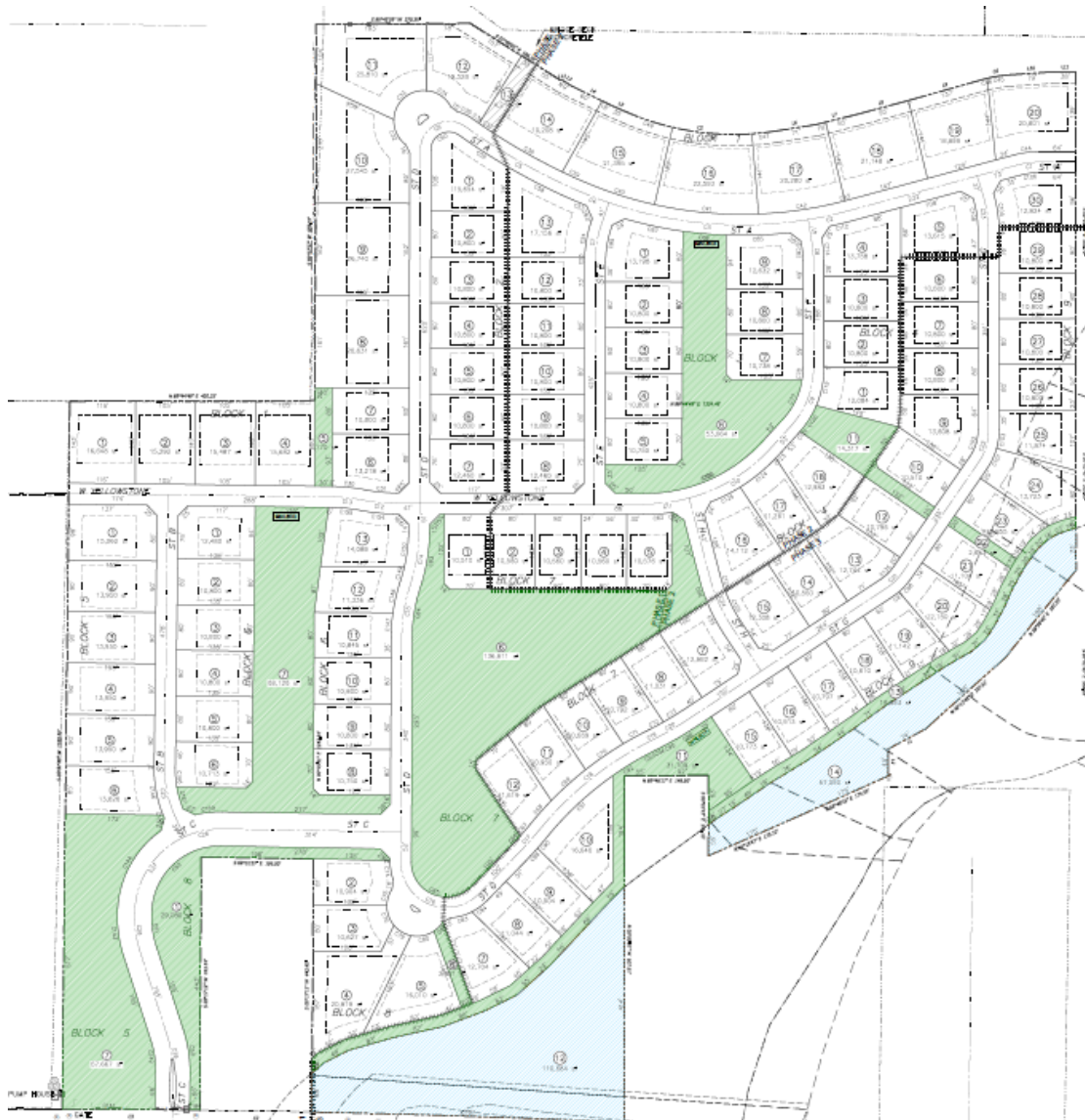




## Exhibit D – Open Space

**Open Space** – The Capella Neighborhood will have 13.79 Acres or 25.4% of Open Space and exceed the City Code requirement of 20%. The majority of the homes in the Capella Community are adjacent to areas of landscaped usable open space. Separated sidewalks and walking paths will provide for a safe and pedestrian friendly neighborhood feel that will give the residents a sense of place and community within the Greater Downtown Eagle area.

The frontage along Old State will be landscaped per the City of Eagles requirements. Street trees will be added to the planter strip where needed to fill in and create an attractive street scene and buffer.





## Custom Estate Home Examples





## **Exhibit F - Preliminary Plat/Planned Unit Development/Comprehensive Plan**

### **Preliminary Plat application**

The Capella Neighborhood development application has requested an R-3 Zoning designation that is compatible with the current Neighborhood Residential Designation in the Comprehensive Plan. The proposed residential density of 1.99 DU/AC is well within is in line with the recommended density of 2-4 units per acre as illustrated in comprehensive plan figure 6.8, page 69, which describes the allowable residential densities.

### **PUD Request**

This development through a PUD Request is proposing the following dimensional standards:

- We are proposing to add additional rear setback requirements for the lots on our western boundary abutting Pine Ranch from 25' to 30' which is the largest setback required by any of the Cities residential zoning designations.
- We are asking to have the maximum lot coverage increased to 50% from 40%. We are making this request in an effort to provide more single-story homes. The requirement of 40% in the R3 zone tends to promote two story homes.



## **Exhibit G – Community Integration and Connectivity**

### **ROADWAYS AND PARKING**

#### **Connectivity**

The Capella neighborhood will take its main access from Old State Street and will align with the entry way of the Sierra Subdivision to the south at Riverview Street. This meets ACHD's access and separation requirements. A secondary access will connect the Capella Neighborhood to W Yellowstone Ave to the West.

#### **Traffic**

A traffic study was completed and approved by the Ada County highway District. Refer to submittal documents.

#### **Roadways**

The Capella Neighborhood will utilize a public street network with detached sidewalks on every street. With the neighborhoods relatively small size and our desire to create an intimate, walkable and safe community the proposed layout will encourage neighbor interaction and a community atmosphere.

#### **Parking**

In the Capella Neighborhood all streets will allow for additional parking on both sides of the roadway. In addition, all of the homes will have space for a minimum of two vehicles in the garage and two vehicles in the driveway. The neighborhood will have ample parking for both residents and visitors.



## **Exhibit H – Natural Features Analysis**

The following is a summary of the Natural Features Analysis that is attached to this application:

### **Hydrology**

A geotechnical Investigation was conducted by Atlas Technical Consultants, LLC on 5.24.2021. The report is included in the Capella Application Documents. The report includes analysis of the site Hydrology. Ground water was encountered at +/- 10 bgs.

### **Soils**

A geotechnical Investigation was conducted by Atlas Technical Consultants, LLC on 5.20.2021. The report is included in the Capella Application Documents. The report includes analysis of the soils. The soils are suitable for development purposes. Estimated storm drainage infiltration rates of 2 to 4 inches per hour are expected.

### **Topography**

The topography of the Capella Estates Development is very flat. It is not anticipated that there will be any areas of extensive cut or fill of the existing grade on site. The existing farmland has been cultivated and has very little topographic relief as can be seen on the topographic contours on the included preliminary plat.

### **Vegetation**

The only areas of vegetation other than the crops grown seasonally are located around near the creek. We do not plan to do any grading or construction within the flood plain area of the creek.

There are no stands of trees on the property outside of the creek, we do not plan to remove any trees within the creek area. A tree survey was not conducted for this project.

### **Sensitive Plat and Wildlife Species**

Per the United States Department of Interior Report dated 11.28.2022 the only species of concern listed in the geographic area. The Slickspot Peppergrass is known to grow in this region of Idaho, but it is highly unlikely that it would grow on this site as it has been used for farming activities. No critical habitat for wildlife was listed on this site.

### **Historic Resources**

In a review of the Eagle Register of Historic Sites it was determined that there were no structures with historical significance on the property.

### **Hazardous Areas**

No hazardous areas have been identified on the Capella Estates Property at the time of this application.

### **Impacts to Natural Features**

No impacts to Natural Features are anticipated with the construction of the Capella Estates Neighborhood



## Exhibit I – Required Findings

### Rezone Application

Provide a written statement addressing each issue below in the order outlined “A” through “E”:

- A. Justification for the rezone

***The project site is adjacent to Eagle City limits and the proposed zoning designation of R-3 with a DA in lieu of a PUD is in agreement with Eagle’s Comprehensive Plan.***

- B. Justification of a development agreement (if applicable)

***Development agreements are now standard practice in Eagle for all annexation/rezone applications. We are requesting a development agreement that will require our requests in the PUD to be followed for all future development on the property.***

- C. How does the proposed rezone relate to the Comprehensive Plan?

***The proposed zoning designation R-3 is in agreement with the Comprehensive Plan. The Comprehensive plan allows for up to 4 dwelling units per acre, Capella will be well below that with 1.99 DU/a.***

- D. What is the availability and adequacy of public facilities needed to serve any and all uses allowed on this property under the proposed zone? ie: sewer, water, fire, streets.

***Water is provided by SUEZ Water Company and connections are available to the south and west of the project site. Sewer is provided by Eagle Sewer District and a connection is available to the south of the project site in State Street. Eagle Fire Station #1 is located less than 2 miles from the project site. ACHD will own and maintain the public streets.***

- E. How is the proposed zone change compatible with the surrounding area?

***The proposed zoning designation R-3 is in agreement with the comprehensive plan. The neighboring properties to the west are zoned (R-2). Parcels to the south are (R-4). The subdivision to the west is currently listed as R2, but in order to be approved today it would meet the current R3 standards.***





### **Planned Unit Development Application**

Provide a written justification for the proposed PUD addressing the following:

1. That the proposed PUD is in the public interest, advances the general welfare of the community and neighborhood, and will not be detrimental to the economic welfare of the community.

***The proposed PUD provides necessary single-family residential development to support growth within the City of Eagle. The proposed project will not be detrimental to the economic welfare, public health, and safety of the community.***

2. That the development be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how such use will not change the essential character of the same area.

***The proposed development is compatible and harmonious with the existing residential uses in the vicinity of the project. The proposed lot sizes are appropriate for their location on the corner of the intersection of a collector roadway and an arterial roadway while still providing an appropriate transition from the neighboring subdivisions to the north and east.***

3. That the development will not be hazardous or disturbing to existing or future neighborhood uses.

***Uses within the proposed development are compatible with surrounding uses and will not be hazardous or disturbing to existing or future uses. Adequate landscape buffers will be provided to screen residential uses from busy streets and the proposed development will improve pedestrian and utility connectivity in this part of Eagle.***

4. That the development does not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

***Traffic generation for the proposed development will be relatively small and is not expected to negatively impact neighborhood uses over the long term. Construction traffic will enter the site from Old State Street, signage will be provided to protect existing residents from construction traffic and noise. Conditions of operation within the completed development will be consistent with those associated with a single-family residential development.***

5. That the development will be served adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.

***Due to the fact that this is an infill property the proposed development should not place additional undue burden on public facilities. Long term planning and growth is expected for public facilities to provide adequate service to a growing population base. An increasing tax base, such as that which would come from the proposed development, will aid public facilities that are already in place that are already providing adequate services.***



6. That the development will not create excessive additional requirements at public cost for public facilities and services.

***The requirements for public facilities and services of the proposed development are consistent with that of a traditional single-family residential subdivision. Public utilities will be extended “to and through” the proposed development and appropriate access will be provided to the project for emergency vehicle services. Additional costs for up front public facilities and services will be borne by the developer and not the public. Ongoing services will be supported in part by the increased tax base the project will provide. As an “infill property” this development will utilize existing infrastructure such as water, sewer and transportation systems that have already been constructed. This will allow for a more sustainable and efficient use of existing resources while providing an increased tax base to support those facilities in the future.***

7. That the development is provided with parks, ponds, open areas, areas of special interest, floodplain preservation, and/or other special features which would not typically be provided in a non-PUD proposal.

***The development provides enhanced pedestrian connectivity to major streets and internal neighborhoods as well as substantial landscape buffers along major streets to provide buffering to other single-family residential uses.***

8. That the vehicular approaches to the property are designed to not create an interference with traffic on surrounding public thoroughfares.

***Access to the site is provided from Old State Street and Deadwood Street both existing public streets. The main access and entry to the neighborhood on Old State has been determined by ACHD to be an acceptable location per their access policy.***

9. That the development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

***The development of the Capella Neighborhood will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.***

10. That the proposed development will be harmonious with and in accordance with any specific objective of the Comprehensive Plan.

***The proposed development and zoning designation R-3 is compatible with the current Comprehensive Plan. The proposed residential density, at 1.99 DU/AC, is lower than the 4 DU/AC allowed within this zone. This development is harmonious with the existing homes to the east and creates a transition to the larger parcels to the north.***



11. That the proposed development will be harmonious with and in accordance with the general objectives or with any specific objective of Eagle City Code Title 8.

***The proposed development meets the objectives of ECC Title 8 in regard to land use, dimensional standards, streets, open space, etc.***

12. That the benefits, combination of various land uses, and interrelationship with the surrounding area for this proposed development justifies any proposed deviation from any standard district regulations.

***To support the proposed reduction in dimensional standards, the development proposes attractive landscape buffering along collector and arterial roadways, enhanced pedestrian connectivity and open space, and extension of public utilities (i.e., sewer, water, etc.) to and through the proposed development.***

13. That public services shall be provided to the development including, but not limited to, fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools and solid waste collection.

***Public utilities will be extended "to and through" the proposed development and appropriate access will be provided to the project for emergency vehicle services. Access to the site is provided from an existing public street. Open space is provided in accordance with ECC. Schools are located nearby, and solid waste is available to serve the proposed development.***

14. That an estimate of the public service costs to provide adequate service to the development has been provided by the developer.

***Additional infrastructure such as utilities, streets, and landscaping will be installed at the developer's expense. Infrastructure for additional public services such as fire, police, solid waste, and schools are already in place.***

15. That an estimate of the tax revenue that will be generated from the development has been provided by the developer.

***Average home prices within the proposed development are estimated to be over \$1 million for the with the larger perimeter lots well above that, 77 new homes taxed at the current 1.174% rate will supply an additional \$1,267,920 in tax revenue each year.***



16. That suggested public (or private) means of financing the services for the development if the cost for the public services would not be offset by the tax revenue received from the development has been provided by the developer.

***Once infrastructure improvements are in place and functioning, the tax revenue generated by the development will offset the costs of implementing, expanding, and maintaining public services.***

22. That the Quality of the design for landscaping, streetscape, open spaces and plazas use of existing landscape, pedestrian way treatment, and recreational areas, incorporated into this development, exceed that of a non-PUD development.

***The Capella Estates Subdivision will incorporate enhanced landscaping, pedestrian pathways, and attractive parks. This project will provide a higher quality of design and amenities than would be required for a typical subdivision in this zone.***