



TRANSMITTAL DATE: April 11, 2023
PLANNING AND ZONING COMMISSION MEETING DATE: June 5, 2023
APPLICATION NUMBER: A-01-23/RZ-02-23/CU-03-23/PPUD-02-23/PP-02-23
PROJECT DESCRIPTION: Everton Subdivision

APPLICANT:

TH Lost River, LLC
2973 North Eagle Road, Suite 110
Meridian, Idaho 83646
Email: jon@tresidio.com, carl@tresidio.com
Phone: 208-972-0150

REPRESENTATIVE:

KM Engineering, LLP – Stephanie Hopkins
5725 North Discovery Way
Boise, Idaho 83713
Email: shopkins@kmengllp.com
Phone: 208-639-6939

SUBJECT: A-01-23/RZ-02-23/CU-03-23/PPUD-02-23/PP-02-23 – Everton Subdivision – TH Lost River, LLC: TH Lost River, LLC, represented by Stephanie Hopkins, with KM Engineering, LLP, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA-P (Residential with a development agreement – PUD), R-4-DA-P (Residential with a development agreement – PUD), R-6-DA-P (Residential with a development agreement – PUD), and C-2-DA-P (General Business District with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Everton Subdivision, a 241-lot (212-residential [138-single family, 74-single-family attached], 11-commercial, 18-common) mixed use planned unit development. The 76.85-acre site is located at the northeast corner of State Highway 44 and North Palmer Lane.

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

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

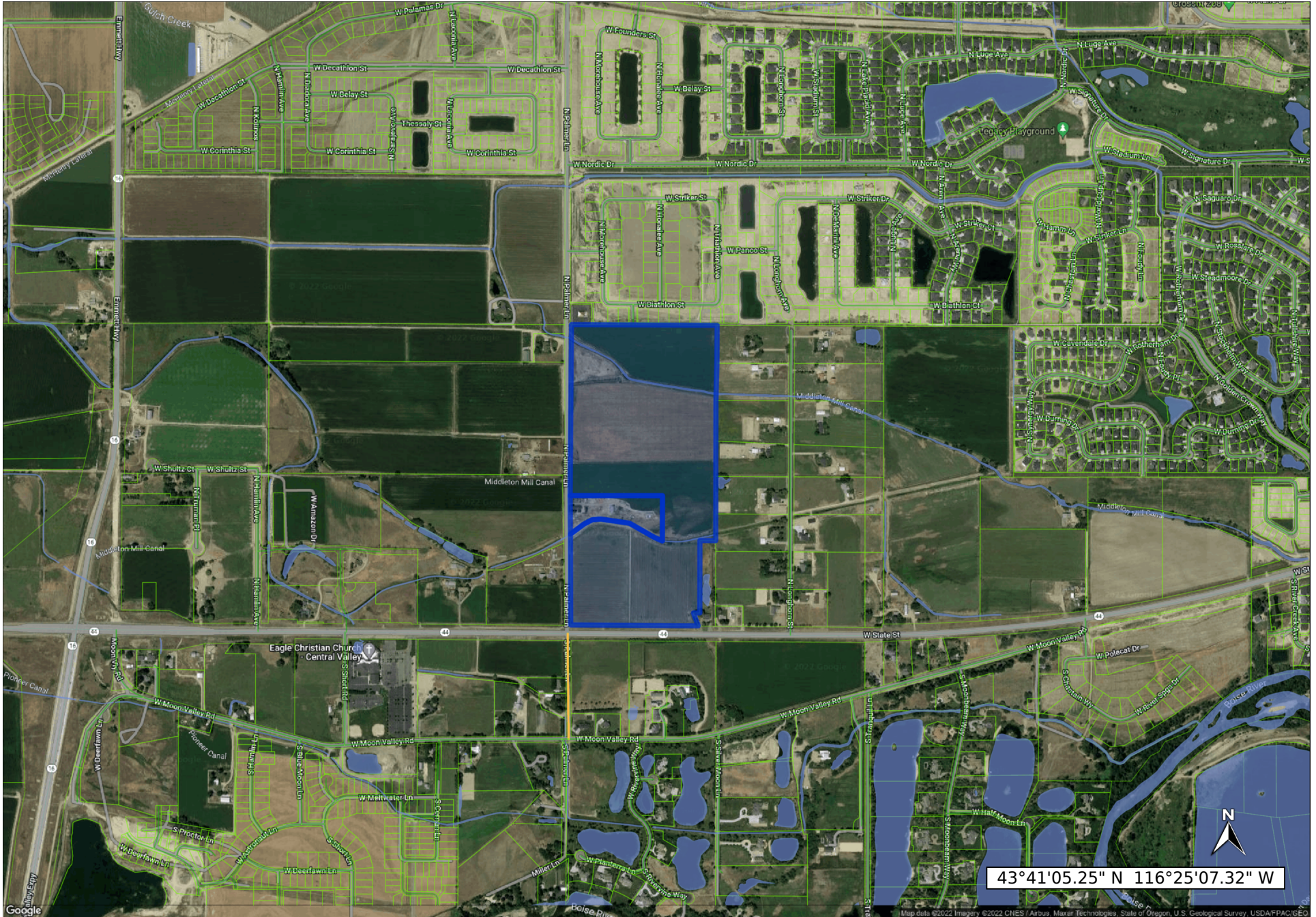
TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Brent Moore, Leon Letson, and Stacey Yarrington**
Ada County Highway District - Attn: **Planning Review**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User’s Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Eddy Franklin**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails & Pathways Superintendent - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Ryan Wilkie**
City of Eagle Water Dept. - Attn: **Ken Acuff**
City of Eagle Economic Development Director – Attn: **Robin Collins**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**
Eagle 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**

Vicinity Map

Surrounding Area within 1/2-mile

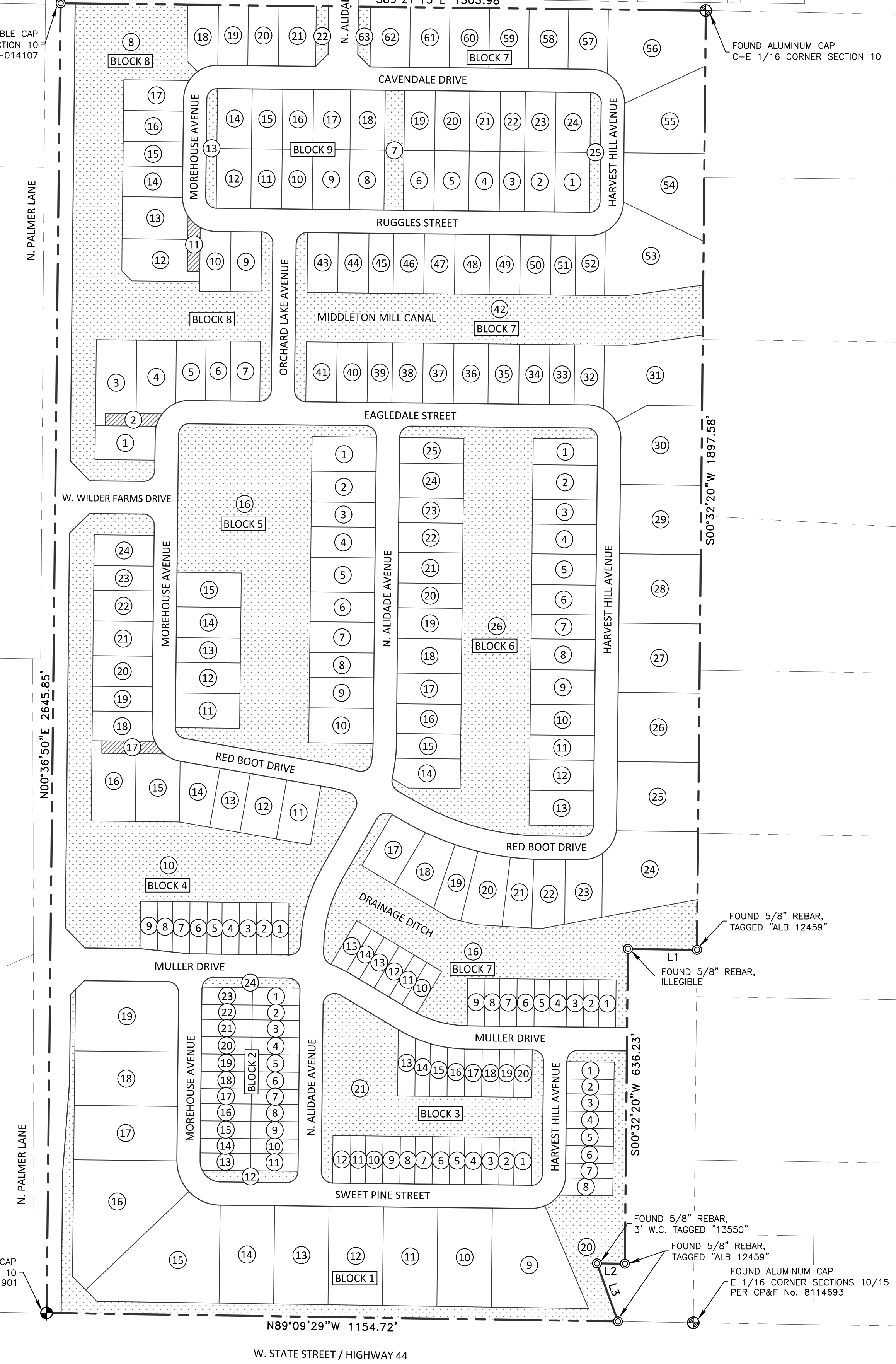


PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023

FOUND 5/8" REBAR, ILLEGIBLE CAP
C 1/4 CORNER SECTION 10
PER CP&F No. 2015-014107

FOUND ALUMINUM CAP
C-E 1/16 CORNER SECTION 10



LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- COMMON AREA
- COMMON DRIVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'39"W	139.75
L2	N89°09'29"W	56.49
L3	S19°53'49"E	124.59

PROJECT TEAM

PROPERTY OWNER / DEVELOPER

NAME: TH LOST RIVER LLC
 CONTACT: JON HASTINGS, CEO
 ADDRESS: 2973 N. EAGLE ROAD, SUITE 110
 CITY/STATE/ZIP: MERIDIAN, IDAHO 83646
 PHONE: 208.639.1837
 EMAIL: jon@tresidio.com

ENGINEERING

NAME: KM ENGINEERING, LLP.
 CONTACT: KEVIN MCCARTHY, P.E.
 ADDRESS: 5725 N. DISCOVERY WAY
 CITY/STATE/ZIP: BOISE, IDAHO 83713
 PHONE: 208.639.6939
 EMAIL: kevin@kmenlpl.com

LANDSCAPE ARCHITECT

NAME: KM ENGINEERING, LLP.
 CONTACT: ALYSSA YENSEN, PLA
 ADDRESS: 5725 N. DISCOVERY WAY
 CITY/STATE/ZIP: BOISE, IDAHO 83713
 PHONE: 208.639.6939
 EMAIL: ayensen@kmenlpl.com

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PRELIMINARY PLAT DATA

SITE DATA

PARCEL NUMBER(S): S0410427820 & S0410438600
 CURRENT ZONING: RUT
 REQUESTED ZONING: R1 (RESIDENTIAL DISTRICT)
 R4 (RESIDENTIAL DISTRICT)
 R6 (RESIDENTIAL DISTRICT)
 C2 (GENERAL BUSINESS DISTRICT)

PROJECT AREA: ±76.85 ACRES

DEVELOPABLE RESIDENTIAL LOTS (R1): ±6.88 ACRES
 DEVELOPABLE RESIDENTIAL LOTS (R4): ±23.30 ACRES
 DEVELOPABLE RESIDENTIAL LOTS (R6): ±5.63 ACRES
 DEVELOPABLE COMMERCIAL LOTS (C2): ±6.72 ACRES
 COMMON AREA: ±20.93 ACRES
 COMMON DRIVEWAY: ±0.19 ACRES
 RIGHT-OF-WAY DEDICATION: ±13.20 ACRES

R1 (RESIDENTIAL DISTRICT)
 MINIMUM LOT SIZE: ±22,504 S.F.
 MAXIMUM LOT SIZE: ±29,618 S.F.
 AVERAGE LOT SIZE: ±24,973 S.F.

R4 (RESIDENTIAL DISTRICT)
 MINIMUM LOT SIZE: ±6,050 S.F.
 MAXIMUM LOT SIZE: ±12,738 S.F.
 AVERAGE LOT SIZE: ±8,061 S.F.

R6 (RESIDENTIAL DISTRICT)
 MINIMUM LOT SIZE: ±2,880 S.F.
 MAXIMUM LOT SIZE: ±4,367 S.F.
 AVERAGE LOT SIZE: ±3,316 S.F.

C2 (GENERAL BUSINESS DISTRICT)
 MINIMUM LOT SIZE: ±21,792 S.F.
 MAXIMUM LOT SIZE: ±39,131 S.F.
 AVERAGE LOT SIZE: ±26,614 S.F.

NUMBER OF LOTS

R1 (RESIDENTIAL DISTRICT): 12
 R4 (RESIDENTIAL DISTRICT): 126
 R6 (RESIDENTIAL DISTRICT): 74
 C2 (GENERAL BUSINESS DISTRICT): 11
 COMMON AREA: 3
 COMMON DRIVEWAY: 3
 TOTAL NUMBER OF LOTS: 241

TOTAL NUMBER OF DEVELOPABLE LOTS: 223

DENSITY REQUIREMENTS

R1 (RESIDENTIAL DISTRICT): 1 UNIT PER ACRE MAXIMUM
 R4 (RESIDENTIAL DISTRICT): 4 UNITS PER ACRE MAXIMUM
 R6 (RESIDENTIAL DISTRICT): 6 UNITS PER ACRE MAXIMUM

PROPOSED DENSITY:

R1 (RESIDENTIAL DISTRICT): ±7.98 ACRES (GROSS) ±1.50 UNITS PER ACRE
 R4 (RESIDENTIAL DISTRICT): ±6.45 ACRES (GROSS) ±2.71 UNITS PER ACRE
 R6 (RESIDENTIAL DISTRICT): ±13.46 ACRES (GROSS) ±5.50 UNITS PER ACRE

BUILDING HEIGHT & LOT AREA REGULATIONS (PER CITY CODE)

	R1	R4	R6	C2
MAXIMUM HEIGHT:	35'	35'	35'	35'
FRONT YARD:	30'	20'	20'	0'
REAR YARD:	30'	25'	15'	0'
INTERIOR SIDE YARD:	15'	7.5'	5'	0'
STREET SIDE YARD:	30'	20'	20'	0'
MAXIMUM LOT COVERAGE:	35%	40%	N/A	92%
MINIMUM LOT AREA:	37,000 SF	8,000 SF	1,600 SF	1,300 SF
MINIMUM LOT WIDTH:	100'	70'	20'	25'

BUILDING HEIGHT & LOT AREA REGULATIONS (PER PUD REQUEST)

	R1	R4	R6	C2
MAXIMUM HEIGHT:	~	~	~	~
FRONT YARD:	~	~	~	~
REAR YARD:	~	15'	~	~
INTERIOR SIDE YARD:	~	5'	~	~
STREET SIDE YARD:	~	~	~	~
MAXIMUM LOT COVERAGE:	~	50%	~	~
MINIMUM LOT AREA:	~	22,500 SF	6,000 SF	~
MINIMUM LOT WIDTH:	~	~	50'	~

~ = TO MEET BUILDING HEIGHT & LOT AREA REGULATIONS PER CITY CODE

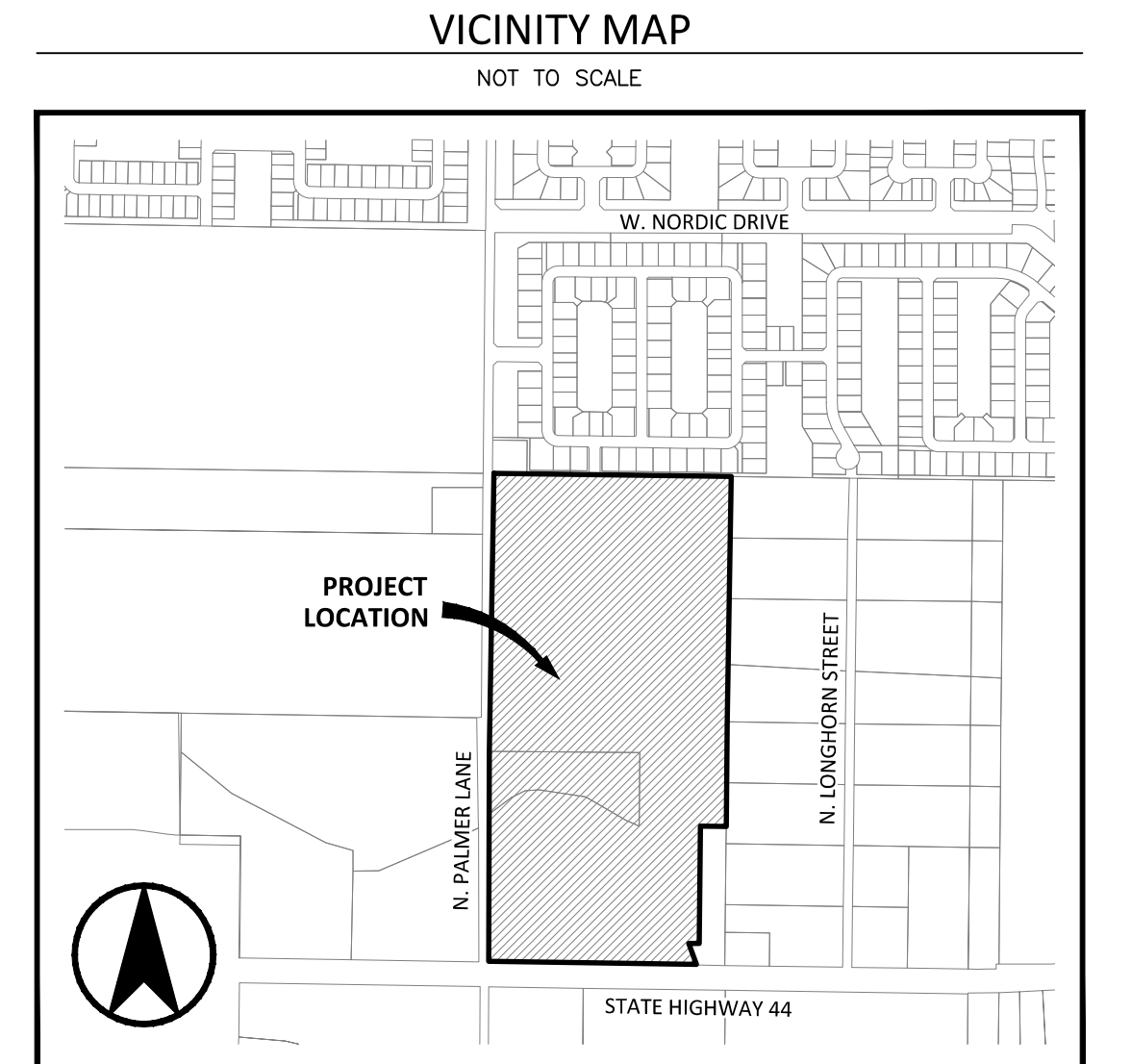
UTILITIES

WATER: CITY OF EAGLE WATER
 SEWER: EAGLE SEWER DISTRICT
 IRRIGATION: MIDDLETON MILL DITCH COMPANY
 POWER: IDAHO POWER
 NATURAL GAS: INTERMOUNTAIN GAS CO.
 TELEPHONE: CENTURYLINK
 FIRE PROTECTION: EAGLE FIRE DEPARTMENT
 POLICE PROTECTION: EAGLE POLICE DEPARTMENT
 PARKS AND OPEN SPACE: EVERTON SUBDIVISION HOMEOWNER'S ASSOCIATION
 SCHOOLS: WEST ADA SCHOOL DISTRICT
 SOLID WASTE COLLECTION: REPUBLIC SERVICES

- PRELIMINARY PLAT NOTES**
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF 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.
 - DIRECT LOT ACCESS FROM N. PALMER LANE & US HIGHWAY 44 IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT, IDAHO TRANSPORTATION DEPARTMENT 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 THEREON."
 - ALL FRONT LOT LINES ADJACENT TO PUBLIC STREETS ARE HEREBY DESIGNATED AS HAVING AN 8 FOOT PERMANENT EASEMENT FOR SIDEWALK UNLESS OTHERWISE NOTED. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
 - ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5 FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, OVER THE 16 FEET ADJACENT TO ANY PUBLIC STREET AND OVER THE 12 FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY UNLESS OTHERWISE NOTED.
 - LOT 20, BLOCK 1; LOTS 12 & 24, BLOCK 2; LOT 21, BLOCK 3; LOT 10, BLOCK 4; LOT 16, BLOCK 5; LOT 26, BLOCK 6; LOTS 16, 42 & 63, BLOCK 7; LOTS 8 & 22, BLOCK 8; LOTS 7, 13 & 25, BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE EVERTON SUBDIVISION HOMEOWNER'S ASSOCIATION.
 - LOTS 9 THROUGH 19, BLOCK 1 ARE PROPOSED COMMERCIAL LOTS.
 - LOT 17, BLOCK 4; LOTS 2 & 11, BLOCK 8 ARE COMMON DRIVE LOTS.
 - IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANY.

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.



PRELIMINARY PLAT - COVER

0 150 300 450
 Plan Scale: 1" = 150'

**EVERTON SUBDIVISION
EAGLE, ADA COUNTY, IDAHO
COVER SHEET**

REVISIONS

NO.	ITEM	DATE

DATE: 3/9/23
PROJECT: 22-081
SHEET NO.: PP1.0

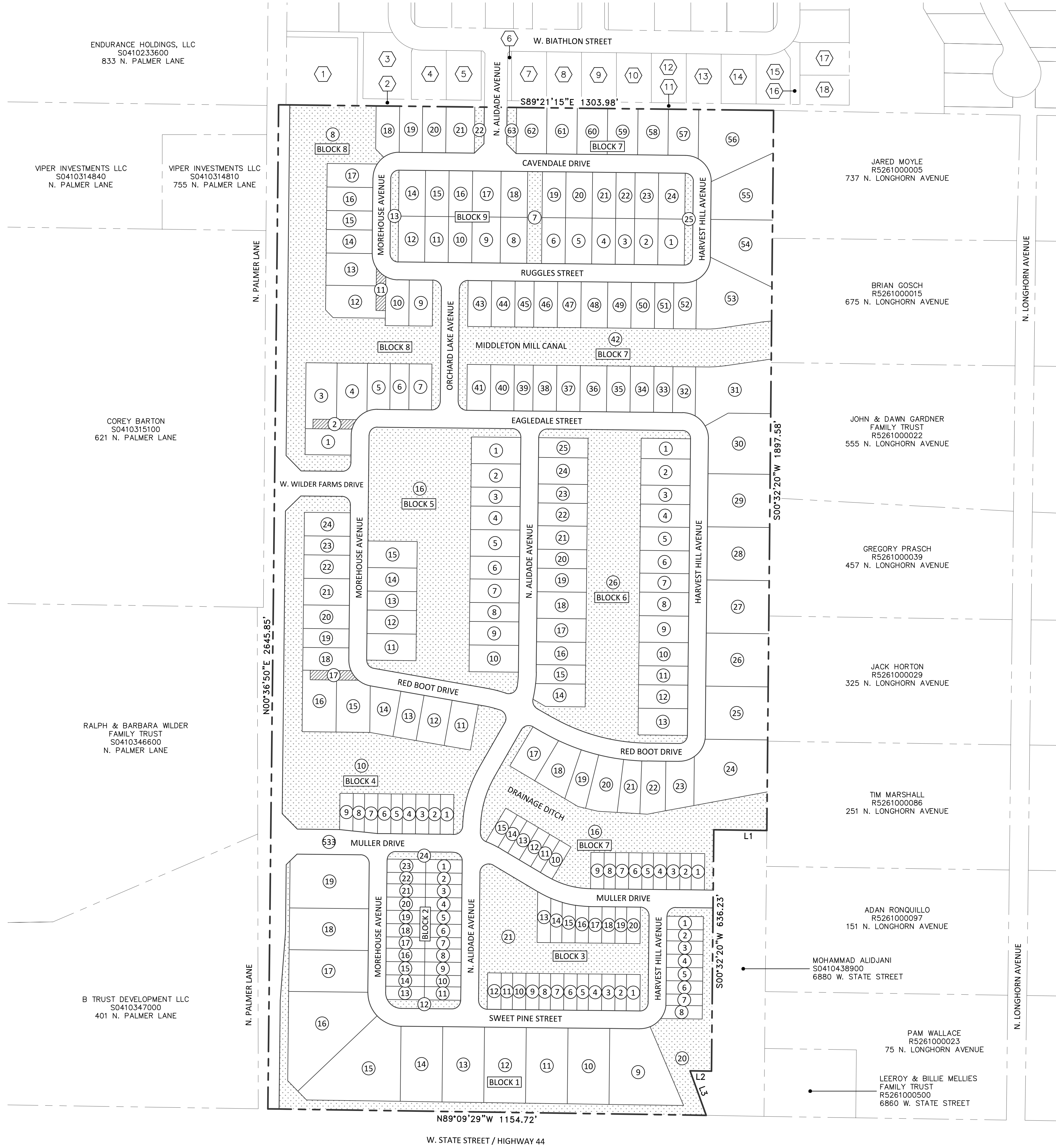
PROFESSIONAL ENGINEER
 10821
 3/9/23
 STATE OF IDAHO
 KEVIN P. MCCARTHY

km ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmenglpl.com

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PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023



LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	ROAD CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	COMMON AREA
---	COMMON DRIVE

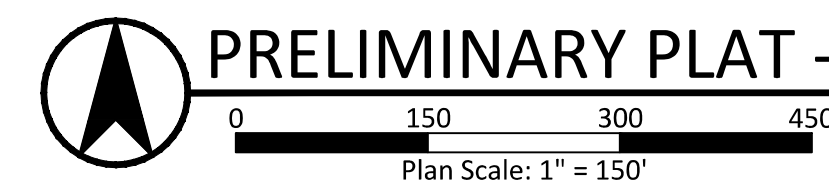
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'39"W	139.75
L2	N89°09'29"W	56.49
L3	S19°53'49"E	124.59

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R8020840020	EAGLE SEWER DISTRICT	834 N. PALMER LANE
2	R8020840040	LEGACY COMMUNITY ASSOCIATION	N. ALIDADE AVENUE
3	R8020790540	STOCK LIVING TRUST	7091 W. BIATHLON STREET
4	R8020790520	RICHARD CALVERT	7065 W. BIATHLON STREET
5	R8020770840	ANDREW REMALA	7031 W. BIATHLON STREET
6	R8020770265	LEGACY COMMUNITY ASSOCIATION	N. ALIDADE AVENUE
7	R8020770240	JOSE & JACKIE CORRAL LIVING TRUST	6977 W. BIATHLON STREET
8	R8020770220	DEVON POWERS	6953 W. BIATHLON STREET
9	R8020770200	DAVID WUERTZ	6929 W. BIATHLON STREET
10	R8020770180	ERIC TOMS	6901 W. BIATHLON STREET
11	R8020840060	LEGACY COMMUNITY ASSOCIATION	N. ALIDADE AVENUE
12	R8020760560	LINDA DILLON LIVING TRUST	6873 W. BIATHLON STREET
13	R8020760540	KENNETH HARRIS	6849 W. BIATHLON STREET
14	R8020760520	CHARLES CLAY	6825 W. BIATHLON STREET
15	R8020760500	SHANE BALL	6801 W. BIATHLON STREET
16	R8020760480	LEGACY COMMUNITY ASSOCIATION	N. TRIATHLON AVENUE
17	R8020760440	ANDREA GILLIS REVOCABLE TRUST	898 N. TRIATHLON AVENUE
18	R8020760460	MARSHBURN SURVIVORS TRUST	880 N. TRIATHLON AVENUE

PRELIMINARY PLAT - ADJACENT PROPERTY OWNER'S INFORMATION

ENDURANCE HOLDINGS, LLC S0410233600 833 N. PALMER LANE	WYLIIE GRIFFITH R3720140027 W. MOON VALLEY ROAD	WYLIIE GRIFFITH R3720140062 W. MOON VALLEY ROAD	CHRISTINA ALLEY S0415110100 6786 W. MOON VALLEY ROAD
VIPER INVESTMENTS LLC S0410314840 N. PALMER LANE			
VIPER INVESTMENTS LLC S0410314810 755 N. PALMER LANE			
COREY BARTON S0410315100 621 N. PALMER LANE			
RALPH & BARBARA WILDER FAMILY TRUST S0410346600 N. PALMER LANE			
B TRUST DEVELOPMENT LLC S0410347000 401 N. PALMER LANE			
SMH LAND & LIVESTOCK INC. S041521503 N. PALMER LANE			
JARED MOYLE R5261000005 737 N. LONGHORN AVENUE			
BRIAN GOSCH R5261000015 675 N. LONGHORN AVENUE			
JOHN & DAWN GARDNER FAMILY TRUST R5261000022 555 N. LONGHORN AVENUE			
GREGORY PRASCH R5261000039 457 N. LONGHORN AVENUE			
JACK HORTON R5261000029 325 N. LONGHORN AVENUE			
TIM MARSHALL R5261000086 251 N. LONGHORN AVENUE			
ADAN RONQUILLO R5261000097 151 N. LONGHORN AVENUE			
MOHAMMAD ALIDJANI S0410438900 6880 W. STATE STREET			
PAM WALLACE R5261000023 75 N. LONGHORN AVENUE			
LEEROY & BILLIE MELLIES FAMILY TRUST R5261000500 6860 W. STATE STREET			



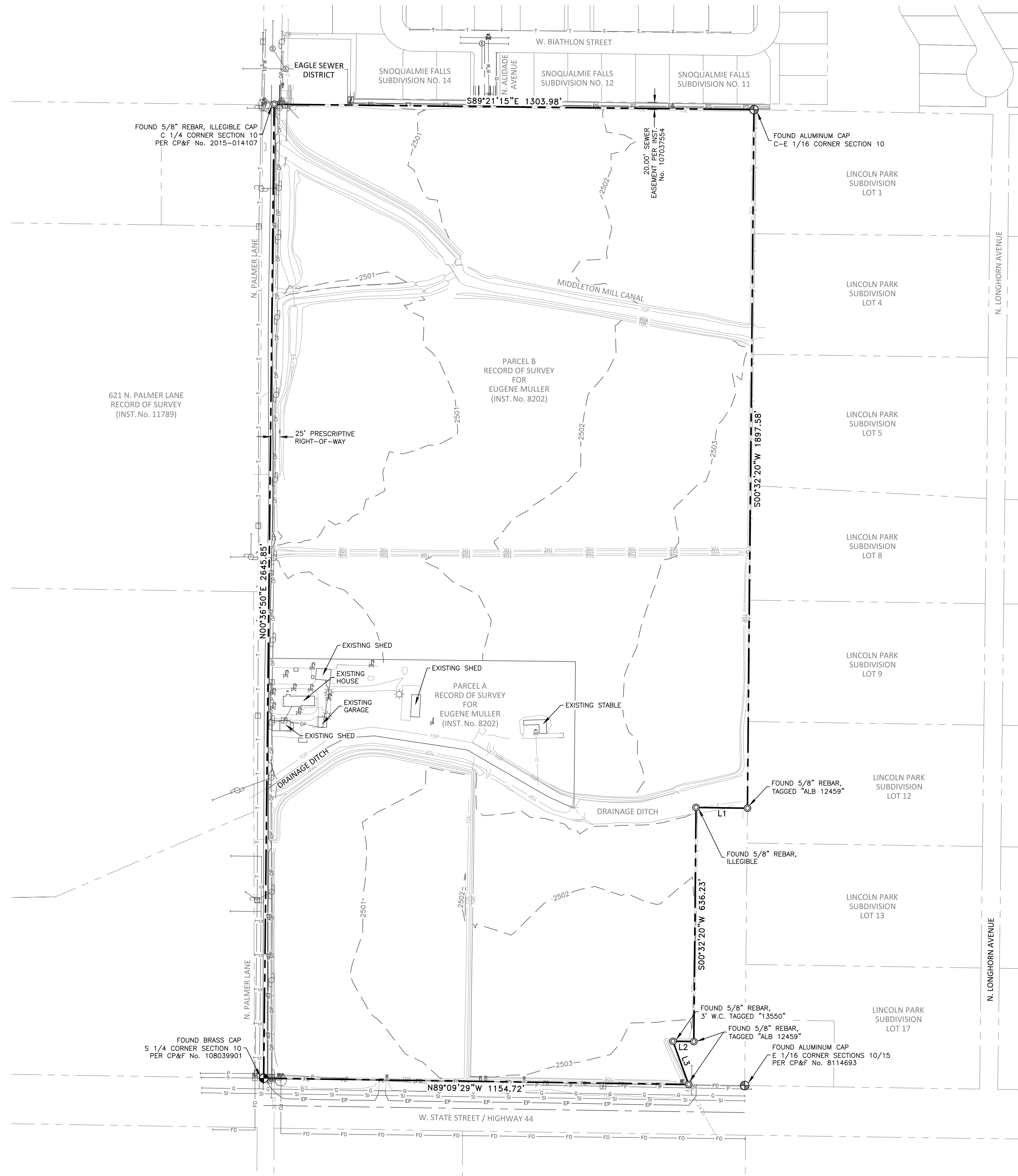
EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO ADJACENT PROPERTY INFORMATION		
REVISIONS		
NO.	ITEM	DATE

DATE:	3/9/23
PROJECT:	22-081
SHEET NO.	PP.2.0

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CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023



LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	CONTOUR LINES
	EXISTING FENCE
	EDGE OF PAVEMENT
	FIBER OPTIC
	SIGNAL LINE
	GAS LINE
	TELEPHONE LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	GRAVITY IRRIGATION LINE
	TOP OF BANK
	TOE OF BANK
	WATER LINE
	SANITARY SEWER LINE
	PRESSURE SEWER LINE
	POWER POLE
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	GRAVITY IRRIGATION LID
	ELECTRICAL BOX
	PHONE PEDESTAL

LINE TABLE		
LINE	BEARING	DISTANCE
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L2	N89°09'29"W	56.49
L3	N19°53'49"W	124.59

PRELIMINARY PLAT - EXISTING CONDITIONS
0 150 300 450
Plan Scale: 1" = 150'

EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO EXISTING CONDITIONS		
REVISIONS		
NO.	ITEM	DATE

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	3/9/23
PROJECT:	22-081
SHEET NO.	PP3.0

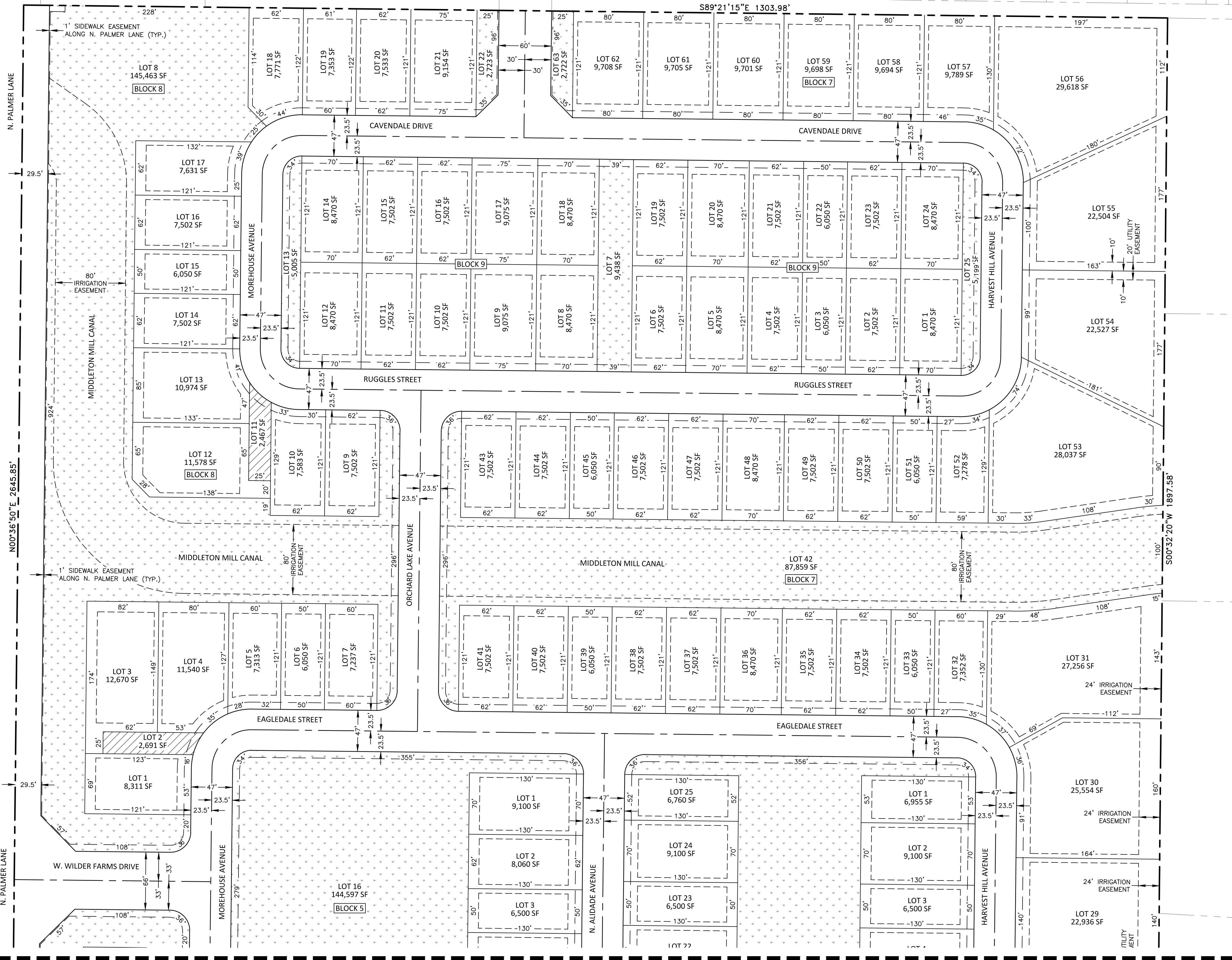
P:\22-081\AD\PLAT\PRELIMINARY\22-081 PP EXISTING CONDITIONS.DWG, JOSHUA LANTZ, 3/9/2023, DWG TO PDF PCL, JKSH, LPPF

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MARCH 2023

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SIDEWALK EASEMENT LINE
	EASEMENT LINE
	COMMON AREA
	COMMON DRIVE



- PRELIMINARY PLAT NOTES**
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH CITY OF EAGLE ZONING REQUIREMENTS, OR AS APPROVED UNDER A PUD.
 - DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF EAGLE.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 - RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
 - INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL CONSTRUCTION.
 - CROSS-ACCESS EASEMENTS AND UTILITY EASEMENTS MAY BE PROVIDED ACROSS LOT LINES, AS DETERMINED, DURING FINAL DESIGN.

EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO LOT DIMENSIONS		
REVISIONS		
NO.	ITEM	DATE

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	3/9/23
PROJECT:	22-081
SHEET NO.	PP4.0

PRELIMINARY PLAT - LOT DIMENSIONS

0 60 120 180
Plan Scale: 1" = 60'

MATCH LINE - SEE SHEET PP4.1

P:\22-081\CAD\PLAT\PRELIMINARY\22-081 PP LOT DIMENSIONS.DWG, DORIAN JANZ, 3/9/2023, DWG TO PDF, A3, ANKBL (PP4)

PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023

MATCH LINE - SEE SHEET PP4.0



LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SIDEWALK EASEMENT LINE
	EASEMENT LINE
	COMMON AREA
	COMMON DRIVE

MATCH LINE - SEE SHEET PP4.2

PRELIMINARY PLAT - LOT DIMENSIONS

Plan Scale: 1" = 60'

EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO LOT DIMENSIONS		
REVISIONS		
NO.	ITEM	DATE

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	3/9/23
PROJECT:	22-081
SHEET NO.	PP4.1

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PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE
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RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023

MATCH LINE - SEE SHEET PP4.1



LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
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	EASEMENT LINE
	COMMON AREA
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PRELIMINARY PLAT - LOT DIMENSIONS

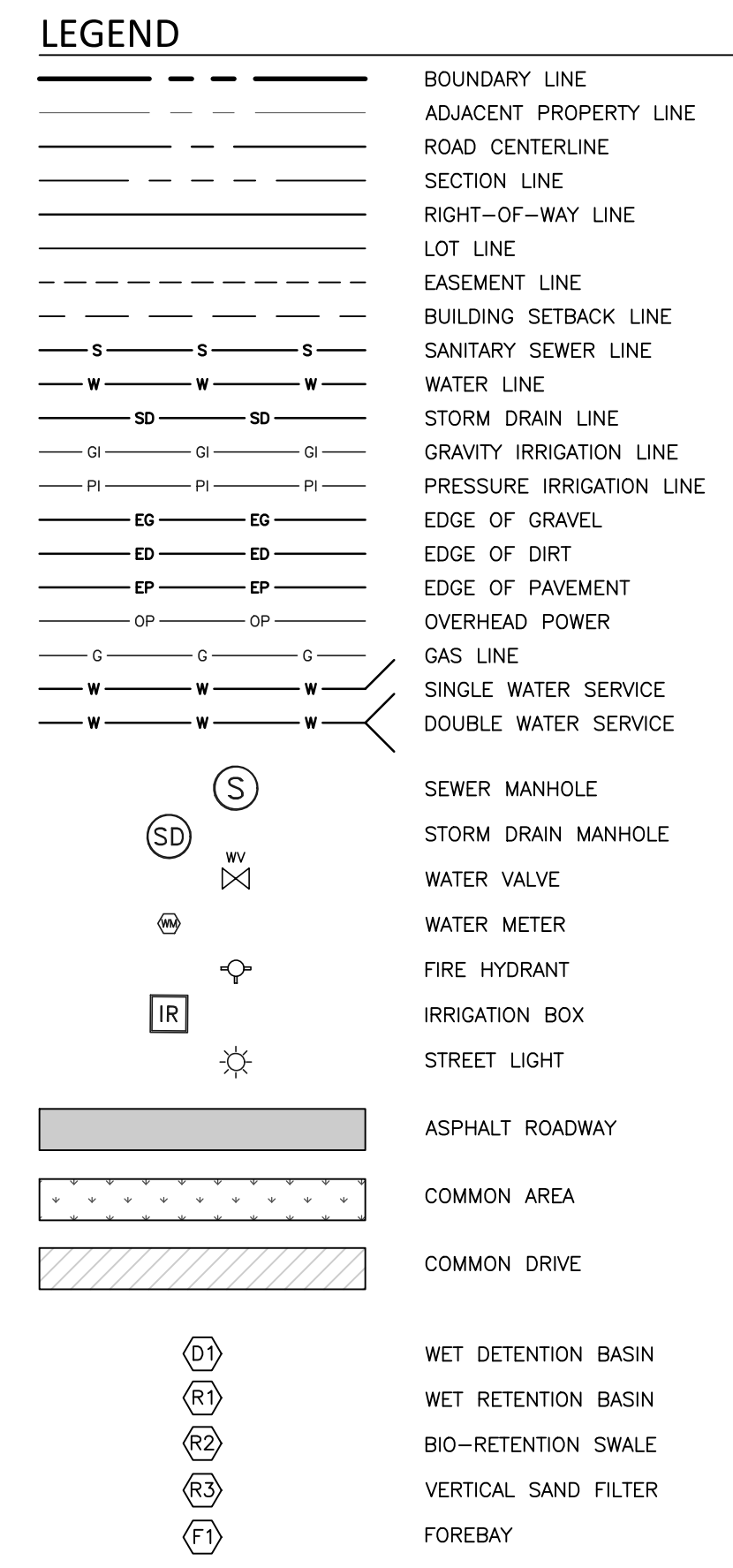
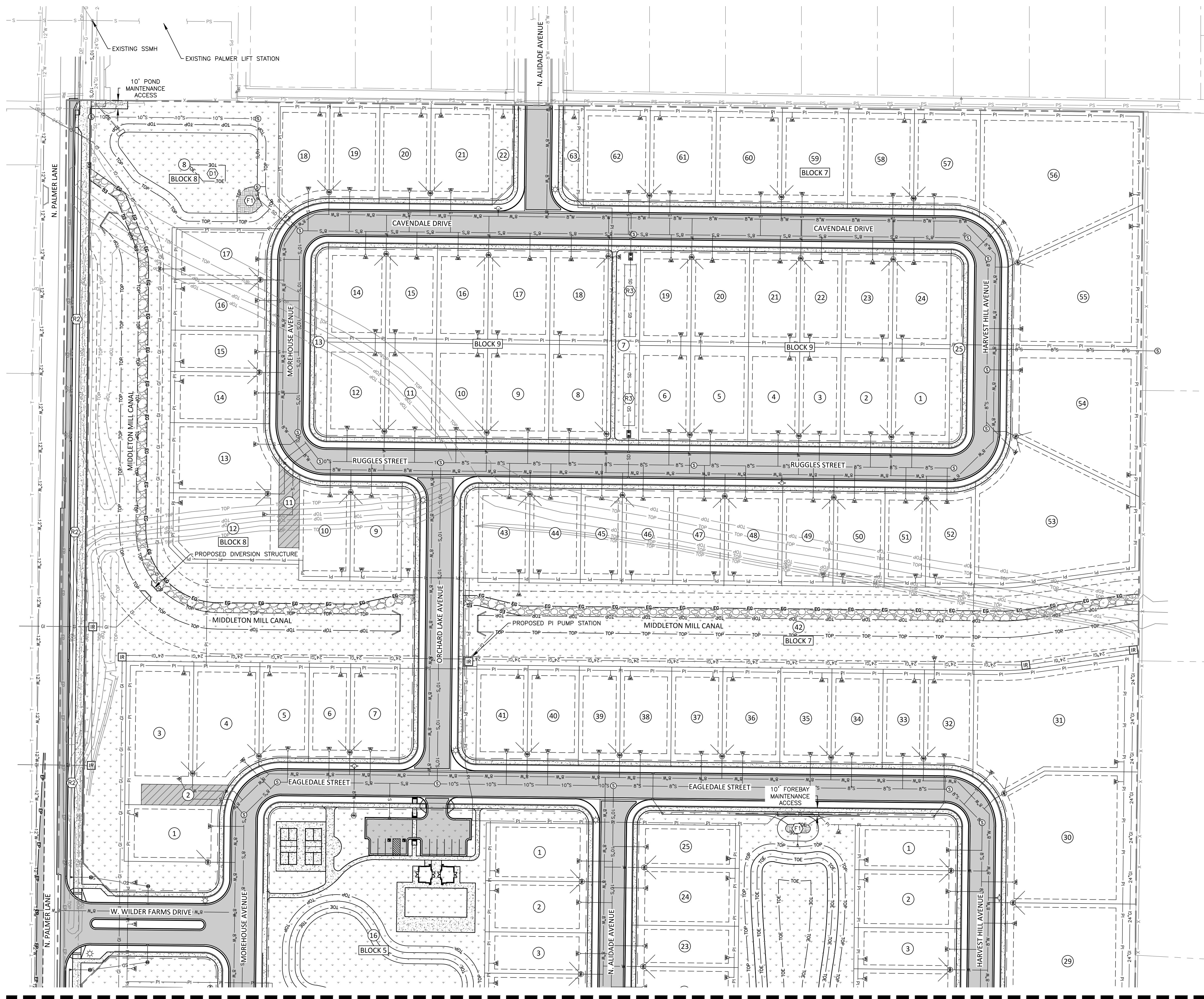
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Plan Scale: 1" = 60'

EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO LOT DIMENSIONS				 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com
REVISIONS NO. ITEM DATE				
			DATE: 3/9/23	PROJECT: 22-081
SHEET NO. PP4.2				

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PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE
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CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023



- ### PRELIMINARY ENGINEERING NOTES
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF EAGLE. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE ALONG US HIGHWAY 20/26. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF EAGLE. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE ALONG N. PALMER LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
 - WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF EAGLE REQUIREMENTS.
 - STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO STORM INFILTRATION FACILITIES IN THE COMMON AREAS SHOWN ON THE PLAN. THE STORM INFILTRATION FACILITIES SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF EAGLE'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
 - PRESSURE IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN. WATER RIGHT AND PRESSURE IRRIGATION SYSTEM SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ONCE CONSTRUCTED.
 - GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
 - ALL STREETS SHALL BE DEDICATED TO THE CITY OF EAGLE AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF EAGLE STANDARDS. SEE PRELIMINARY ROADWAY CROSS-SECTIONS, SHEETS PPS.1 AND PPS.2.
 - ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
 - SANITARY SEWER, WATER, STORM DRAINAGE AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.

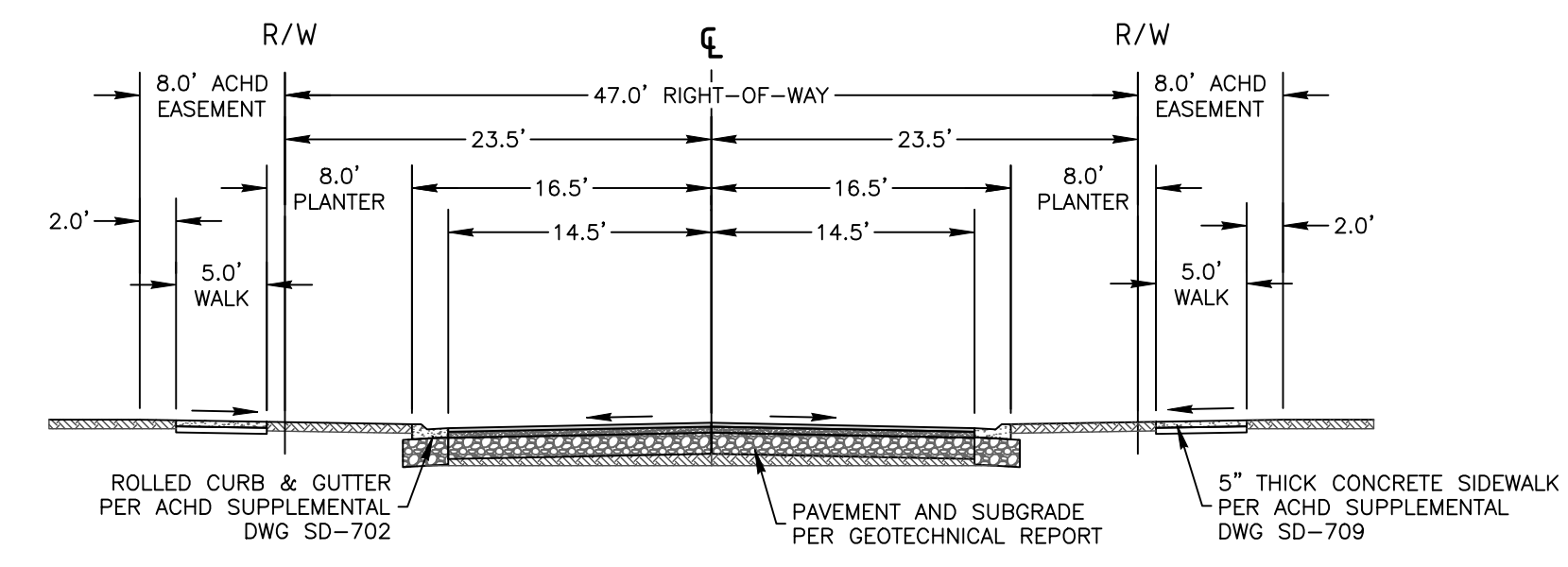
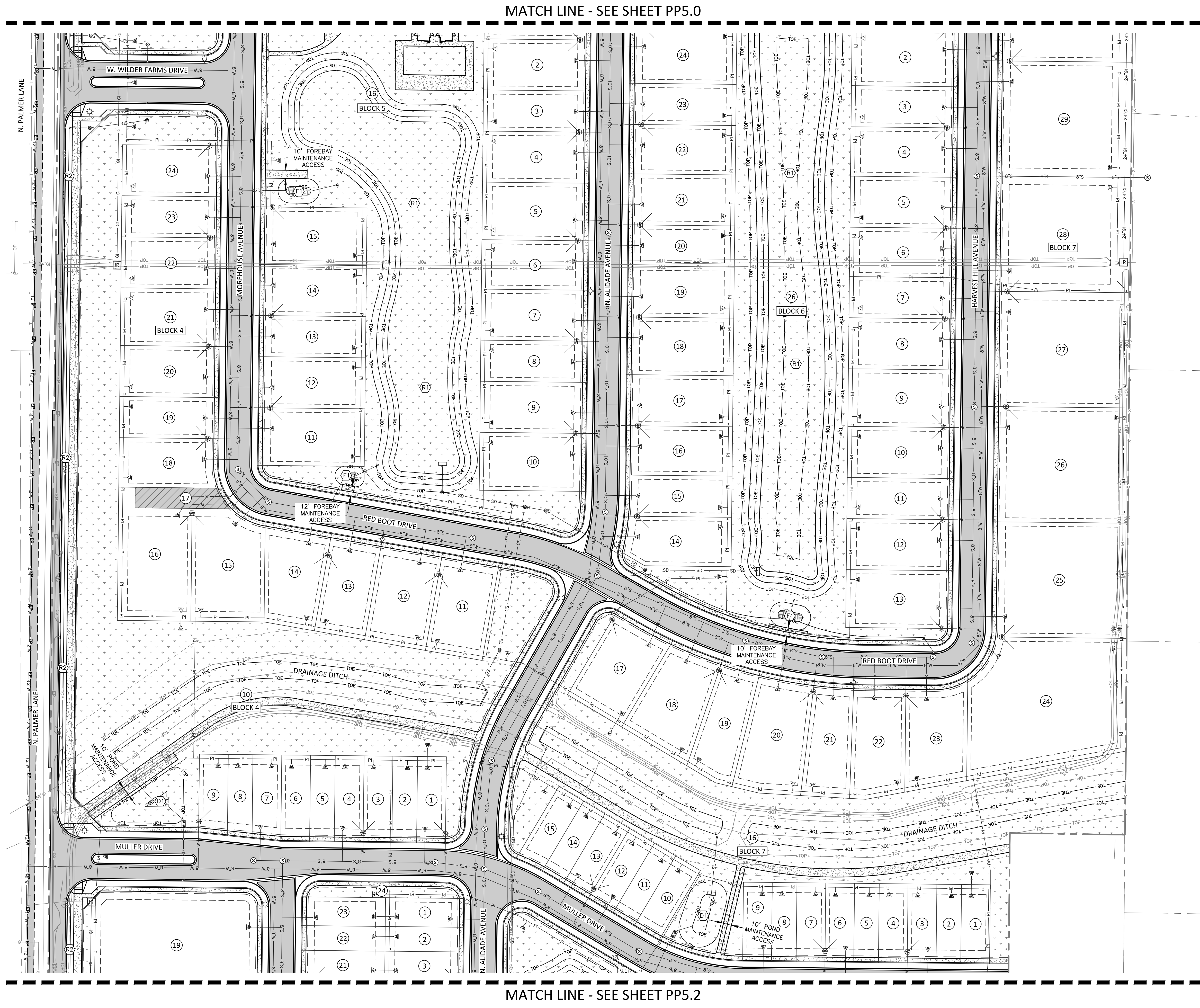
EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO PRELIMINARY ENGINEERING				
REVISIONS				
NO.	ITEM	DATE	PROJECT: 22-081	SHEET NO. PP5.0

MATCH LINE - SEE SHEET PPS.1

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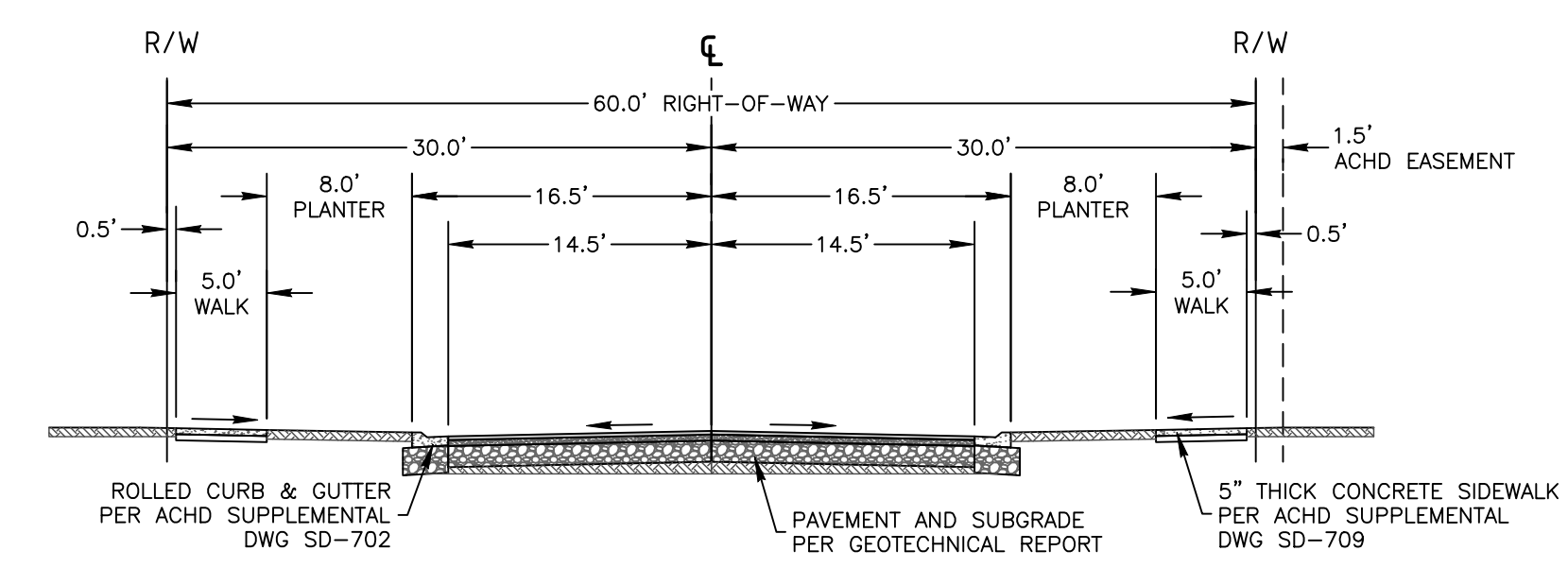
PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE
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RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023



TYPICAL 47' R.O.W. LOCAL STREET

NTS | FINAL STREET SECTION WILL BE DETERMINED DURING FINAL DESIGN
CAVENDALE DRIVE, SWEET PINE STREET, RUGGLES STREET, MOREHOUSE AVENUE, HARVEST HILL AVENUE, ORCHARD LAKE AVENUE, EAGLEDALE STREET, RED BOOT DRIVE, N. ALIDADE AVENUE**
**SECTION DOES NOT APPLY AT STREET STUB TO MIDDLETON MILL CANAL



TYPICAL 60' R.O.W. LOCAL STREET

NTS | FINAL STREET SECTION WILL BE DETERMINED DURING FINAL DESIGN
N. ALIDADE AVENUE**
**SECTION ONLY APPLIES AT STREET STUB TO MIDDLETON MILL CANAL

PRELIMINARY PLAT - PRELIMINARY ENGINEERING
0 60 120 180
Plan Scale: 1" = 60'

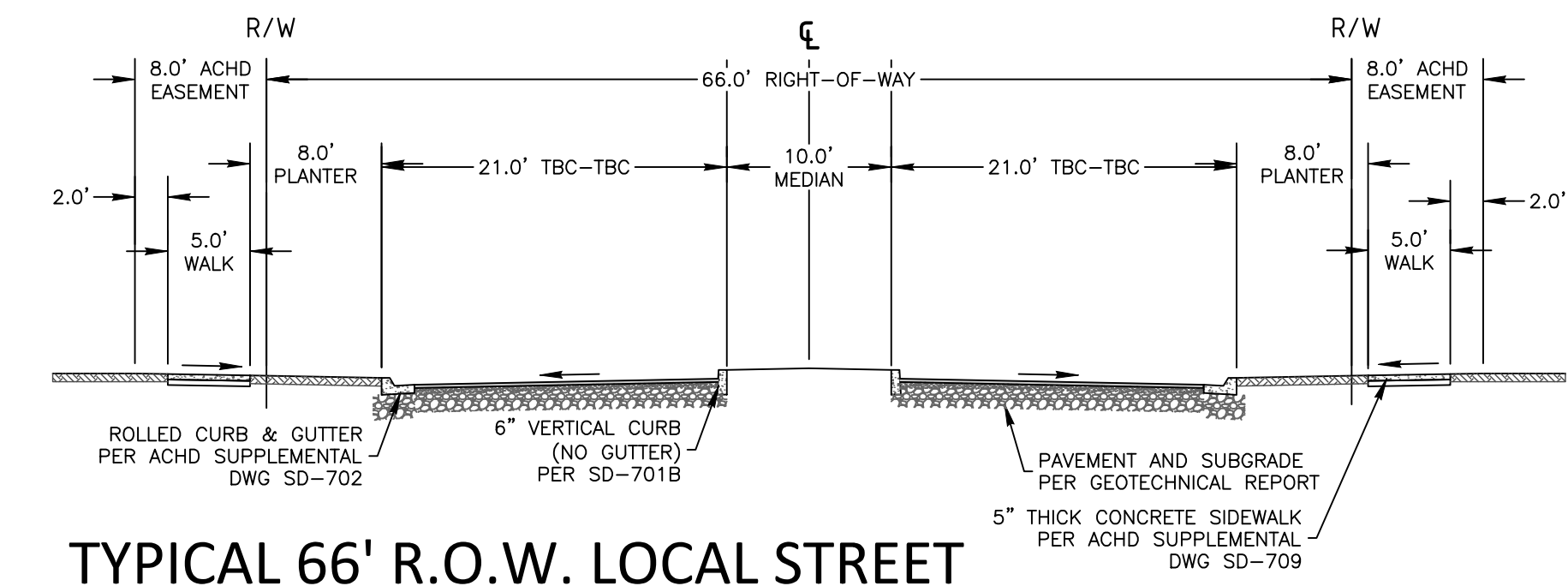
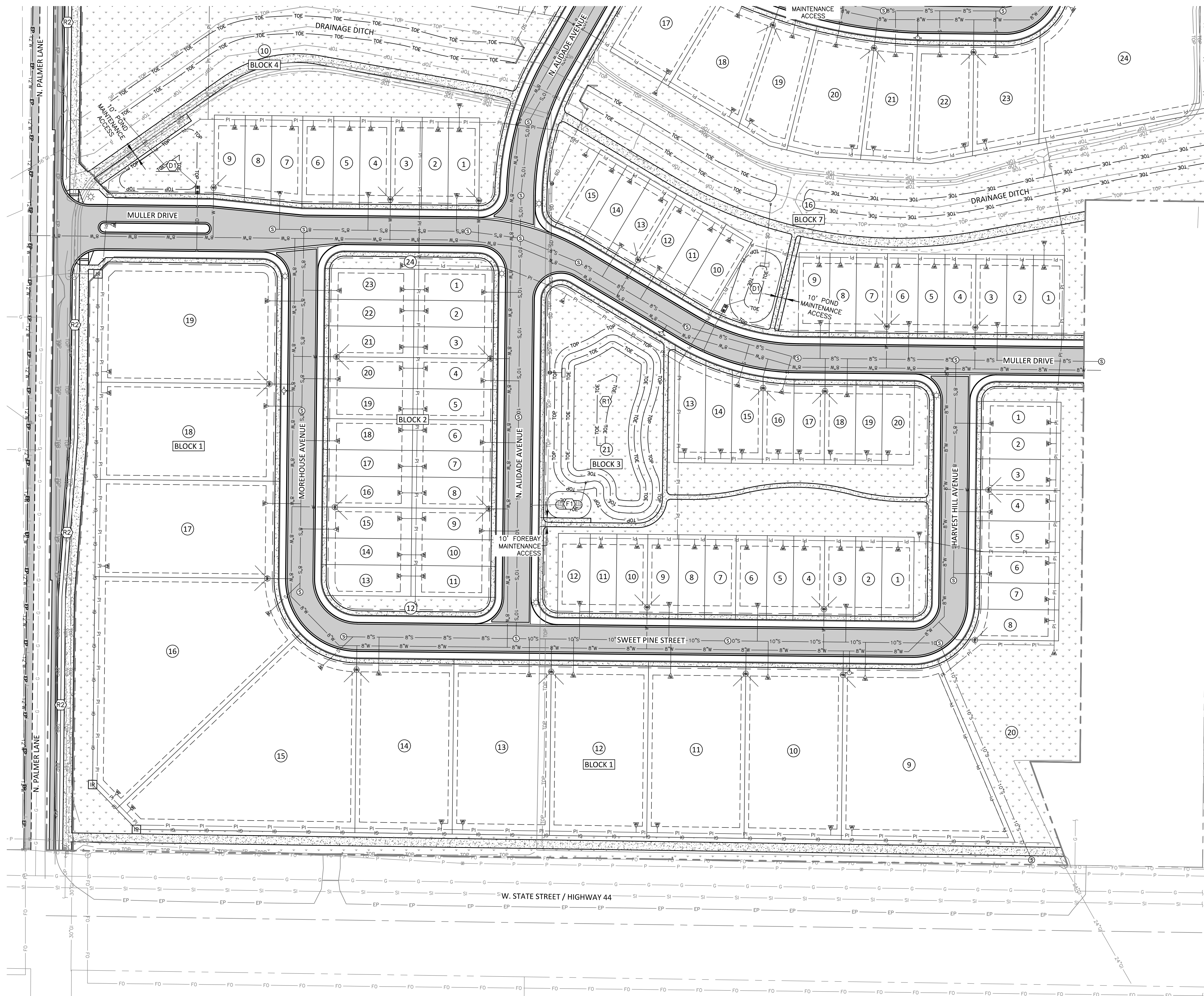
EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO PRELIMINARY ENGINEERING & STREET SECTIONS			 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com													
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>ITEM</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	ITEM	DATE										
NO.	ITEM	DATE														
DATE: 3/9/23 PROJECT: 22-081 SHEET NO. PP5.1																

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MATCH LINE - SEE SHEET PP5.1

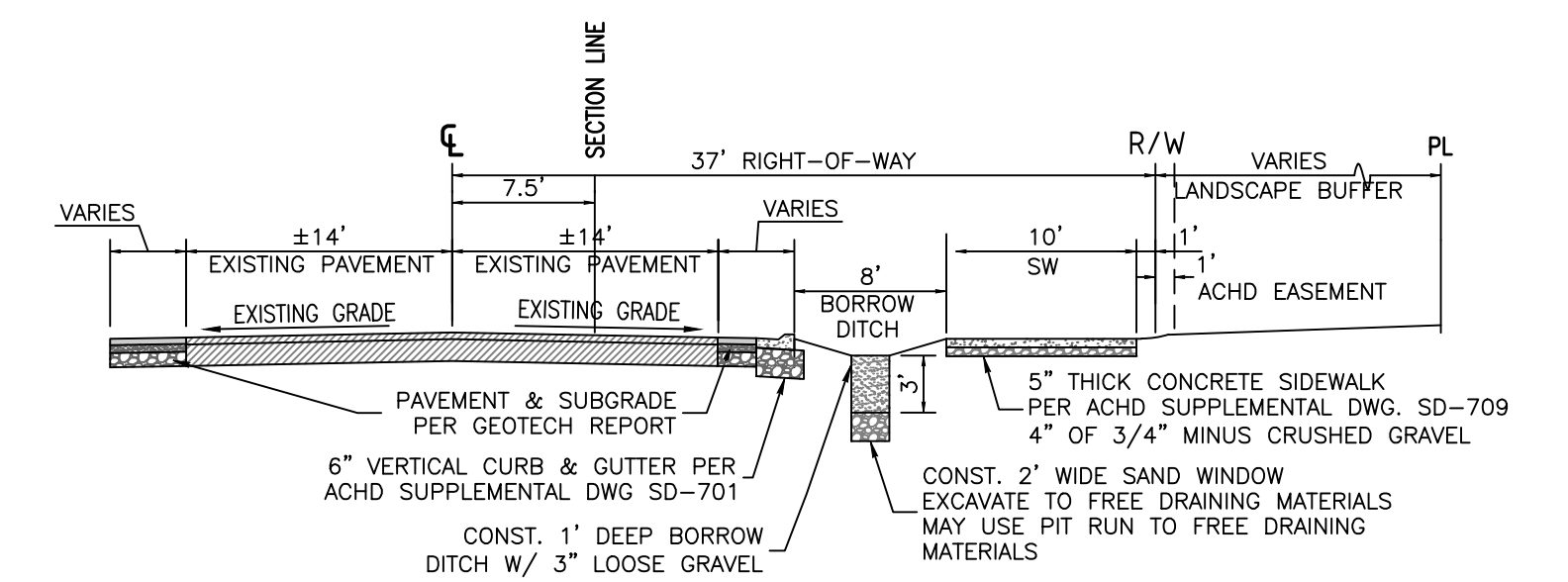
PRELIMINARY PLAT SHOWING EVERTON SUBDIVISION

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RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023



TYPICAL 66' R.O.W. LOCAL STREET

NTS | FINAL STREET SECTION WILL BE DETERMINED DURING FINAL DESIGN
W. WILDER FARMS DRIVE & MULLER DRIVE INTERSECTION WITH N. PALMER LANE



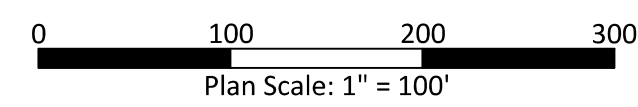
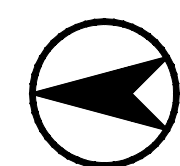
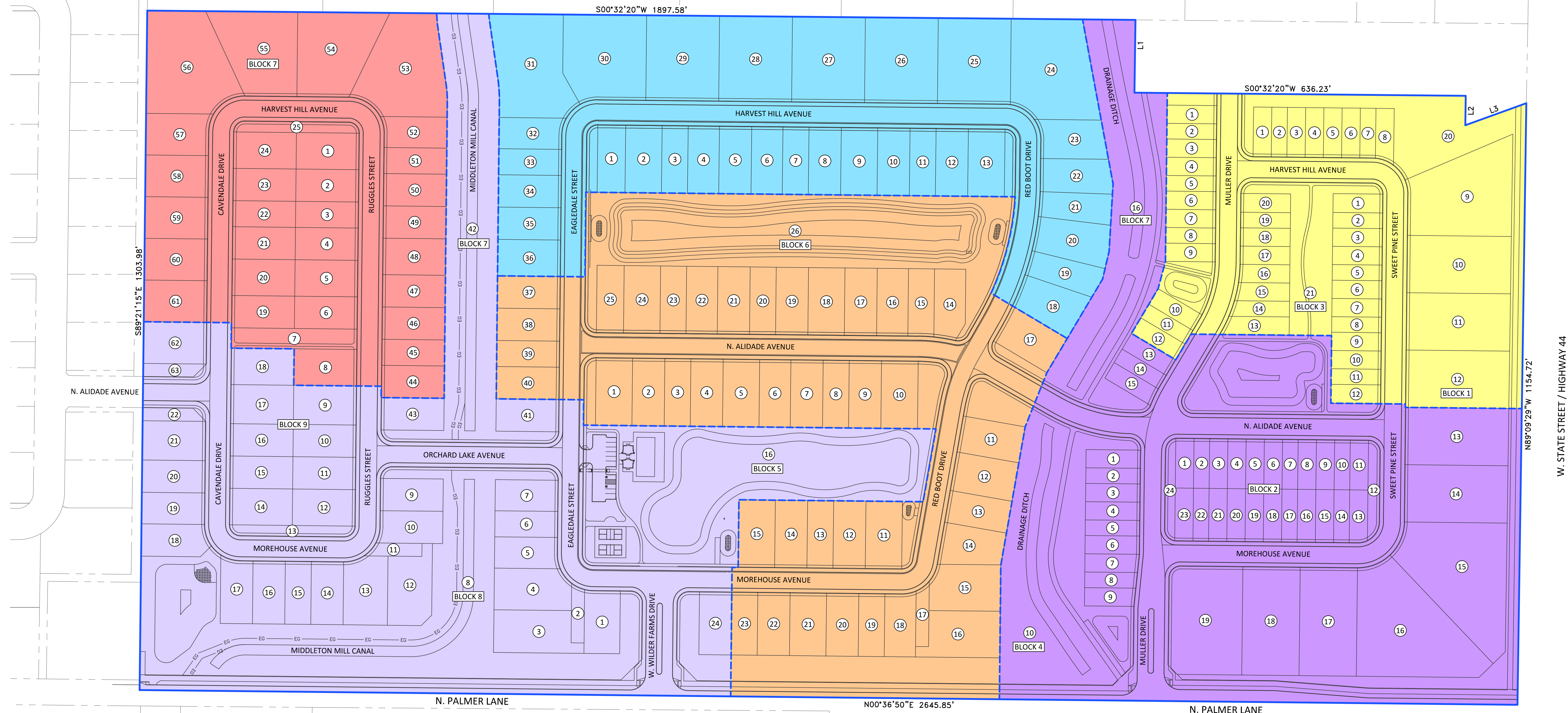
TYPICAL COLLECTOR STREET

NTS | FINAL STREET SECTION WILL BE DETERMINED DURING FINAL DESIGN
N. PALMER LANE

PRELIMINARY PLAT - PRELIMINARY ENGINEERING
0 60 120 180
Plan Scale: 1" = 60'

EVERTON SUBDIVISION EAGLE, ADA COUNTY, IDAHO PRELIMINARY ENGINEERING & STREET SECTIONS				 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com
REVISIONS NO. ITEM DATE				
DATE: 3/9/23 PROJECT: 22-081 SHEET NO. PP.5.2				

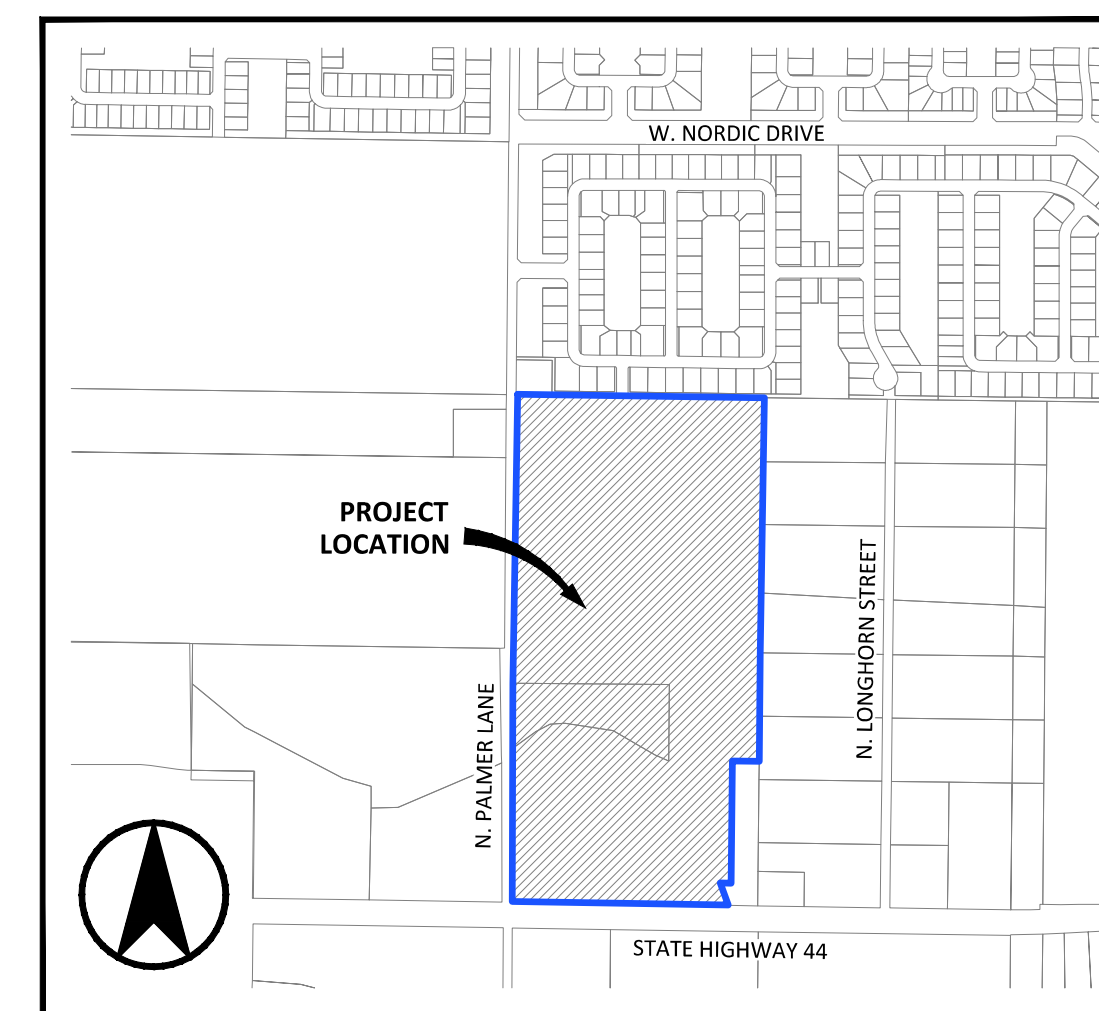
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°09'39"W	139.75
L2	N89°09'29"W	56.49
L3	S19°53'49"E	124.59

PROJECT BREAKDOWN					
	PHASE	RESIDENTIAL LOTS	COMMERCIAL LOTS	COMMON LOTS	COMMON DRIVE LOTS
	1	31	~	6	2
	2	44	~	1	1
	3	34	7	5	~
	4	31	~	2	~
	5	40	4	~	~
	6	32	~	~	~
	SUB-TOTAL	212	11	15	3
	PROJECT TOTAL			241	

VICINITY MAP
NOT TO SCALE



CONCEPTUAL PHASING PLAN EVERTON SUBDIVISION

A PORTION OF LAND SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
MARCH 2023

EVERTON SUBDIVISION
EAGLE, ADA COUNTY, IDAHO
PHASING PLAN

REVISIONS		
NO.	ITEM	DATE



DATE: 3/9/23
PROJECT: 22-081
SHEET NO.
PP6.0

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

660 E. Civic Lane, Eagle, Idaho 83616
Phone: (208)939-0227 www.cityofeagle.org

FILE NO: PPUD-02-23

CROSS REF. FILES: A-01-23/RZ-02-23/CU-03-23/PP-02-23

FEE: _____

Received by the City of Eagle
March 09, 2023

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Preliminary Planned Unit Developments (PPUD) ¹
<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

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

PROJECT/SITE ADDRESS & LOCATION			
Project Name: Everton Subdivision		Parcel #: S0410427820; S0410438600	
Address: 320 N Palmer Ln. & W State Street		City/State/Zip: Eagle, ID 83616	
Subdivision:		Block:	Lot:
Major Cross Streets:	Palmer Ln. & State St. (SH-44)	Distance to Major Cross Streets:	0.00 miles

SITE INFORMATION & DATA			
Total Acreage / Lot Size:	76.87 acres	Flood Zone:	
Design Review Overlay Districts:	<input type="checkbox"/> DDA <input type="checkbox"/> TDA <input type="checkbox"/> CEDA <input type="checkbox"/> DSDA <input checked="" type="checkbox"/> No Overlay		
Land Use Application Type:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family (3+ units) <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed-Use		

APPLICANT	
Applicant Name: TH Lost River LLC	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Purchaser <input type="checkbox"/> Tenant
Address: 2973 North Eagle Road, Ste 110	City/State/Zip: Meridian, ID 83646
Email: jon@tresidio.com, carl@tresidio.com	Phone: 208.972.0150
OWNER	
Owner Same as Applicant Above: <input checked="" 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: KM Engineering LLP. - Stephanie Hopkins	Phone: 208.639.6939
Address: 5725 N Discovery Way	City/State/Zip: Boise, Idaho 83713
Email: shopkins@kmengllp.com	
BUILDING ARCHITECT	
Business Name:	Phone:
Contact Name:	Phone:
Address:	City/State/Zip:
Architect Email:	
ENGINEER	
Business Name: KM Engineering LLP	Phone: 208.639.6939
Contact Name: Kevin McCarthy, P.E.	Phone: 208.639.6939
Address: 5725 North Discovery Way	City/State/Zip: Boise, Idaho 83713

4/29/2022

Engineer Email: kevin@kmengllp.com

LANDSCAPE ARCHITECT (If applicable)

Business Name: KM Engineering LLP	Phone: 208.639.6939
Contact Name: Alyssa Yensen, PLA	Phone: 208.639.6939
Address: 5725 N Discovery Way	City/State/Zip: Boise, ID 83713
Engineer Email: ayensen@kmengllp.com	

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."

4/29/2022

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 Stephanie Hopkins Date March 7, 2023

Signature of Applicant/Representative *Stephanie Hopkins* Date March 7, 2023

City Staff Comments: _____

Signature of receipt by City Staff *Mike Williams* Date 03/09/2023



ANNEXATION AND 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

- Date of pre-application meeting: 06.21.2022 & 12.15.22
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 form (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 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.
- 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.

- Five (5) 24" x 36" site plans (showing location of sewer and water) **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 showing the proposed plat superimposed in the project location and the surrounding area approximately ¼ mile from project boundaries.
- 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

n/a 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?

Please complete the following data tables. Attach a separate sheet if needed.

LAND USE AND ZONING INFORMATION			
	Comp Plan Designation:	Zoning Designation:	Land Use:
Existing:	Neighborhood	RUT (Ada County)	Agricultural
Proposed:	No change	R-1, R-4, R-6, C-2	Residential, Commercial
North of Site:	Neighborhood	R-2-DA-P	Residential
South of Site:	Professional Office/Busi...	RUT (Ada County)	Residential
East of Site:	Neighborhood	RUT (Ada County)	Residential
West of Site:	Mixed Use	RUT (Ada Cty.); R-5 (Star)	Residential, Agricultural

EXISTING SITE CHARACTERISTICS

Describe the Existing Site Characteristics:

The site is currently being used for agriculture. The Middleton Mill Canal and Dry Creek Canal both run across the site. There is an existing single-family home on the site.

PUBLIC SERVICES:

Potable Water:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: City of Eagle
Irrigation Water:	<input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Middleton Irrigation Association & Middleton Mill Ditch Co.
Sanitary Sewer:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Eagle Sewer District
Fire Protection:	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Eagle Fire Department
Street(s) providing access:	N Palmer Lane	
Schools serving this location:		
Elementary School(s):	Eagle Elementary, Galileo STEM Academy	
Middle School(s):	Eagle Middle School	
High School(s):	Eagle High School	

SPECIAL ON-SITE FEATURES

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

- A completed [Fiscal Impact Worksheet](#) if seeking to change the density/intensity of the existing or previously approved uses on the site.
- One (1) high resolution digital copy of all plans and documents, with each page saved as a separate file.
- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- Any additional information to aid in understanding the project.
- 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.

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.

Stephanie Hopkins, KM Engineering, LLP.
 Applicant/Representative Printed Name

March 6, 2023
 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: 06.21.2022 .
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)
 - Soils (Visit 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
- n/a 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](#)**
- n/a 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
- n/a One (1) copy of any canal company license agreements (if applicable)
- n/a 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:	Neighborhood	RUT (Ada County)	Agricultural
Proposed:	No change	R-12, R-6, R-1, C-2	Residential, Commercial
North of Site:	Neighborhood	R-2-DA-P	Residential
South of Site:	Professional Office/Busi...	RUT (Ada County)	Residential
East of Site:	Neighborhood	RUT (Ada County)	Residential
West of Site:	Mixed Use	RUT (Ada Cty.); R-5 (Star)	Residential, Agricultural

SITE DATA			
Total Acreage of Site:	76.87	Total Number of Units:	212
Total Acreage of Land in Contiguous Ownership:	76.87	# of Single-Family Units:	212
Total # of Lots:	241	# of Duplexes:	0
# of Residential Lots:	212	# of Multi-Family:	0
# of Commercial Lots:	11	Total Acreage of Any Out-Parcels:	0
# of Industrial Lots:	0	Total Gross Square Feet of Commercial Buildings:	TBD
# of Common Lots:	18	Total Gross Square Feet of Industrial Buildings:	n/a
Dwelling Units per Gross Acre:	3.12	Total Gross Square Feet of Residential Buildings:	TBD
Minimum Lot Size:	2,880 SF	Minimum Street Frontage:	30'
Minimum Lot Width:	30'	Total Acreage of Common Lots:	20.93
EXISTING SITE CHARACTERISTICS			
Describe the Existing Site Characteristics: Site is currently being used for agriculture. There is an existing single-family home on the site. Several irrigation facilities traverse the site.			
Describe On and Off-Site Circulation: Two access points are proposed via Palmer Lane and one access point is proposed via Alidade to Legacy Subdivision. Internal roadways will be public. Pedestrian pathways will be provided throughout.			
Describe any Greenbelts: City pathways are proposed adjacent to the two ditches on-site and adjacent to SH-44.			
Describe Open Space Areas (what amenities are being provided)?: Please see open space exhibit. Approximately 22.92 acres of qualified open space proposed (30% of site) and 12.81 acres qualified active open space. Amenities include ponds, pool, changing rooms and seating areas.			
Street Classification	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
Justification for Private Streets (if applicable):			
Number of Blocks Less than 500-Feet:			
Cul-de-sac Designs (if proposed):	Radius:	Length:	
Specify Type of Sidewalks Proposed and Location (Detached, Meandering, etc.): Detached 5' sidewalks are proposed adjacent to local roadways.			
Types of Curbs and Gutters Provided: Rolled curb and gutter per ACHD supplemental drawing SD-702			

<p>Describe Street Lighting (location, type):</p> <p>To be determined at final design, street light style and placement will comply with Eagle City Code requirements.</p>
<p>Describe Pedestrian Walkways (location, width, material):</p> <p>Please see attached pathways plan. Two city pathways are proposed adjacent to existing ditches and internal sidewalks will be provided throughout the subdivision.</p>
<p>Describe Bike Paths:</p> <p>Please see attached pathways plan.</p>

PUBLIC SERVICES	
Potable Water: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: City of Eagle
Irrigation Water: <input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Middleton Irrigation Association & Middleton Mill Ditch Co.
Sanitary Sewer: <input type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Eagle Sewer District
Fire Protection: <input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Eagle Fire Department
Street(s) providing access:	N Palmer Ln.
Schools serving this location:	
Elementary School(s):	Eagle Elementary, Galileo STEM Academy
Middle School(s):	Eagle Middle School
High School(s):	Eagle High School

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

Stephanie Hopkins
Applicant/Representative Printed Name

March 6, 2023
Date


Applicant/Representative Signature



PRELIMINARY PLAT 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: 06.21.2022 .
Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to 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 with plat overlay showing the relationship of the proposed plat to the surrounding area (1/2-mile radius, scale option)
- One (1) 8 ½" x 11" colored aerial photo depicting the proposed site and surrounding area within five-hundred feet (500').
- One (1) 8½" x 11" copy and one (1) 11" x 17" copy of the proposed Subdivision Fencing Plan showing the type and location of fencing (open style type) between all common and residential lots, and on the street-side of corner lots. Provide detailed cut-sheets of fencing styles for all common areas (if applicable). Fencing for individual single-family/two-family lots shall be designed in accordance with Eagle City Code Section 9-3-10. [Eagle City Code Section 9-3-10.](#)
- One (1) 8½" x 11" site plan showing proposed location of subdivision Cluster Mailbox Units (CBUs).
- One (1) 8½" x 11" copy of the Streetlight Plan with cut-sheets showing streetlight location, height, wattage, lumen output.
- Proposed subdivision name approved by County Engineer.
- ~~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 9-5-3-3](#), **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ Plan Folding Instructions PDF](#)** shall be provided.~~
- n/a 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.
- A Natural Features Analysis, which includes the following:
 - Hydrology (Visit www.fws.gov/wetlands/data.mapper.html)
 - Soils (Visit 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
- Seven (7) full size copies (folded) of the preliminary plat **arranged in complete plan sets folded according to department standards – folding instruction available at [PZ-Plan-Folding-Instructions-PDF](#)**. The preliminary plat shall outline preliminary engineering construction for streets, water, sewer, streetlights, sidewalks, fire hydrants, and any other public improvements. Plats shall show drainage information, typical street sections, the location of existing buildings, water bodies or courses, existing mature trees (including a notation of respective tree species), and the location of currently dedicated streets at the point where they adjoin and/or are immediately adjacent. Show individual lot areas on the plat. 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. Additional plans will be required once the hearing has been scheduled.
- One (1) 8½" x 11" copy of the preliminary plat.

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.**

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)~~

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

- The conformance of the subdivision with the Comprehensive Development Plan;
- The availability of public services to accommodate the proposed development;
- The continuity of the proposed development with the capital improvement program;
- The public financial capability of supporting services for the proposed development; And
- The other health, safety and environmental problems that may be brought to the City's attention.

For large-scale developments [incorporating fifty (50) or more lots or dwelling units]:

- Identify all public services that would 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.
- Provide an estimate of the public service costs to provide adequate service to the development.
- Provide an estimate of the tax revenue that will be generated from the development.
- Provide 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.
- 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.

Any additional information to aid in understanding the project.

Please complete the following data tables:

LAND USE AND ZONING INFORMATION			
	Comp Plan Designation:	Zoning Designation:	Land Use:
Existing:	Neighborhood	RUT (Ada County)	Agricultural
Proposed:	No change	R-1, R-4, R-6, C-2	Undeveloped
North of Site:	Neighborhood	R-2-DA-P	Residential, Commercial
South of Site:	Professional Office/Busi...	RUT (Ada County)	Residential
East of Site:	Neighborhood	RUT (Ada County)	Residential
West of Site:	Mixed use	RUT (Ada Cty.); R-5 (Star)	Residential

SITE DATA:			
Total Acreage of Site:	76.87	Total Number of Units:	212
Total Acreage of Land in Contiguous Ownership:	76.87	# of Single-Family Units:	212
Total Number of Lots:	241	# of Duplex Units:	0
# of Residential Lots:	212	# of Multi-Family Units:	0
# of Commercial Lots:	11	Total Acreage of Any Out-Parcels:	0
# of Industrial Lots:	0	Total Number of Units:	212
# of Common Lots:	18	Dwelling Units Per Gross Acre:	3.12

ADDITIONAL SITE DATA:			
Minimum Lot Size:	2,880 square feet	Minimum Lot Width:	30'
Minimum Street Frontage:	30'	Total Gross Square Footage of Commercial Buildings:	TBD
Total Acreage of Common Lots:	22.92	Total Gross Square Footage of Industrial Buildings:	n/a
Percent of Site as Common Area:	30%	Total Gross Square Footage of Other Non-Residential Buildings:	TBD

EXISTING SITE CHARACTERISTICS
<p>Describe the Existing Site Characteristics: Site is currently being used for agriculture. There is an existing single-family home on the site. Several irrigation facilities traverse the site.</p>
<p>Describe On and Off-Site Circulation: Two access points are proposed via Palmer Lane and one access point is proposed via Alidade to Legacy Subdivision. Internal roadways will be public. Pedestrian pathways will be provided throughout.</p>
<p>Describe any Greenbelts: City pathways are proposed adjacent to the two ditches on-site and adjacent to SH-44.</p>

<p>Describe Open Space Area (inclusive of proposed amenities): Please see open space exhibit. Approximately 22.92 acres of qualified open space proposed (30% of site) and 12.81 acres qualified active open space. Amenities include ponds, pool, changing rooms and seating</p>
<p>Street Classification: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p>
<p>Justification for Private Streets (if applicable):</p>
<p>Number of Blocks Less than 500-Feet:</p>
<p>Cul-de-sac Design (if proposed): Radius: _____ Length:</p>
<p>Types and Location of Sidewalks Proposed (Detached, Meandering, etc.) Detached 5' sidewalks are proposed adjacent to local roadways.</p>
<p>Type of Curbs and Gutters Proposed: Rolled curb and gutter per ACHD supplemental drawing SD-702</p>
<p>Describe Street Lighting (location, type): To be determined at final design, street light style and placement will comply with Eagle City Code requirements.</p>
<p>Describe Pedestrian Walkways (location, width, material): Please see attached pathways plan. Two city pathways are proposed adjacent to existing ditches and internal sidewalks will be provided throughout the subdivision.</p>
<p>Describe Bike Paths: Please see attached pathways plan. Two city pathways are proposed adjacent to existing ditches and internal sidewalks will be provided throughout the subdivision.</p>

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

PUBLIC SERVICES	
Potable Water: <input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: City of Eagle
Irrigation Water: <input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Middleton Irrigation Association & Middleton Mill Ditch Co.
Sanitary Sewer: <input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Eagle Sewer District
Fire Protection: <input checked="" type="checkbox"/> Available <input type="checkbox"/> Unavailable	Service Provider: Eagle Fire Department
Street(s) providing access:	N Palmer Ln.
Schools serving this location:	
Elementary School(s):	Eagle Elementary, Galileo STEM Academy
Middle School(s):	Eagle Middle School
High School(s):	Eagle High School

- A completed [Fiscal Impact Worksheet](#) for residential subs of ten (10) lots or more, and all commercial subdivisions.
- Land shall be posted 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 \(E\)](#).
- APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.
- 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.
- A site report will be required from the appropriate health district where individual wells or septic

tanks are proposed.

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.

Stephanie Hopkins
Applicant/Representative Printed Name

March 7, 2023
Date

Stephanie Hopkins
Applicant/Representative Signature



March 8, 2023
Project No.: 22-081

Mr. Mike Williams
Planning & Zoning Department
City of Eagle
660 E Civic Ln.
Eagle, ID 83616

**RE: Everton Subdivision – Eagle, ID
Annexation & Zoning, Preliminary Plat & PUD**

Dear Mike,

On behalf of TH Lost River, LLC, we are pleased to present Everton Subdivision, a mixed-use development with residential and commercial components at the northeast corner of Palmer Lane and SH-44. The approximately 77-acre site is near existing and planned single-family residential subdivisions in Star and Eagle and single-family homes located in Ada County.

Applications for this project include annexation and zoning to the R-1, R-4, R-6, and C-2 zoning districts; a preliminary plat; and a preliminary planned unit development (PUD). We have included a draft development agreement with this application.

We held one neighborhood meeting, participated in various discussions with City staff and the Middleton Mill Irrigation District and have researched adjacent projects and recent approvals. Approximately 40 neighbors attended the neighborhood meeting on January 12, 2023. Discussion centered on the proposed access points to Palmer Lane and an existing access point to Legacy Subdivision to the north (Alidade Avenue), traffic concerns, amenities and open space, types of homes and density proposed, commercial uses, fencing adjacent to Legacy Subdivision and Ada County properties along Longhorn Street, dark sky principles and existing and planned irrigation.

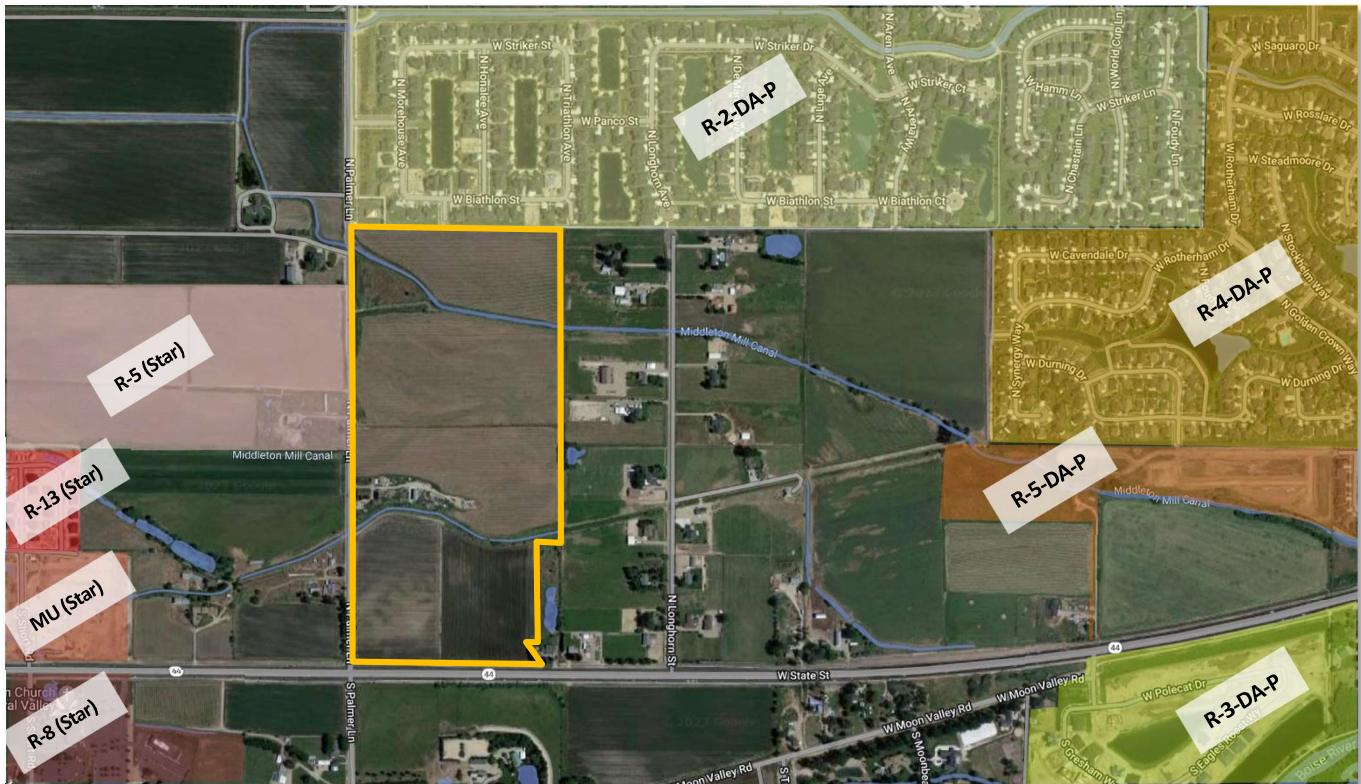


Site Information

The property is approximately 77 acres and is located at the northeast corner of Palmer Lane and SH-44. The site is currently zoned RUT (Rural-Urban Transition) in Ada County and is contiguous to City limits on its northern property boundary.

Everton Subdivision is compatible with the existing and planned land uses surrounding the property:

- North: Snoqualmie Falls Subdivision Nos. 12 & 14 (Legacy Subdivision), a single-family residential development, zoned R-2-DA-P;
- South: SH-44, agricultural land, zoned RUT (Ada County);
- East: existing single-family homes, zoned RUT (Ada County);
- West: existing single-family homes and agricultural land, R-5-DA (Star) and RUT (Ada County).



Annexation & Preliminary Plat

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

A. Justification for the annexation and the rezone;

We are requesting to annex the property into the City of Eagle with the R-1, R-4, R-6, and C-2 zoning designations, consistent with the size and character of surrounding development. The requested zoning coupled with the proposed layout is supportive of the comprehensive plan designation of Neighborhood Residential with a transition overlay and is compatible with other residential developments in the area.

The property is contiguous to City limits on its north boundary. The R-1 zone is proposed to encompass approximately 8 acres and will provide a transition from adjacent single-family homes zoned RUT in the County to the east. The R-4 zone is proposed to comprise approximately 46.50 acres and is abutting the Legacy Subdivision to provide dimensional standards appropriate for the type of housing envisioned. The R-6 district comprises approximately 13.5 acres and will include single-family attached residences adjacent to the 9 acres of planned C-2 district which will include neighborhood serving commercial uses. Everton has been carefully designed to support the Comprehensive Plan designation of Neighborhood Residential, adjacent existing subdivisions and single-family residences in the area and future developments to the west of the property.

B. Justification of a development agreement;

In conjunction with the annexation and zoning of the property we propose to enter into a development agreement to guide future development of the site. We are proposing a preliminary development plan that we expect will be connected to the development agreement once recorded. A draft development agreement has been included for reference and review.

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

(1) The conformance of the subdivision with the Comprehensive Development Plan;

The property's land use is "Neighborhood Residential" on the City's Future Land Use Map, which targets single family residential uses at densities from 2 units to 4 units per acre. The density for the proposed development is approximately 3.12 dwelling units per acre, which is within the target density range for the "Neighborhood Residential" land use. The property is also within a "Residential Transition Overlay" district, which requires a transition or change in density between land use categories and uses. We are presenting a mix of housing types as a component of the PUD request to support Eagle's diverse housing goals by balancing attached townhomes adjacent to commercial lots, medium density lots, and larger single-family home lots.

Everton aligns with the intent of Eagle's Comprehensive Plan by complementing surrounding development and providing residential opportunities in this part of Eagle. *Section 6.7.1* notes that development in the Floating Feather Planning area should include transitional lot sizes and clustering should be used when new development abuts existing subdivisions. Everton has been designed to fulfill this objective with larger lots in the R-1 district abutting County lots to the east and a transition from compatibly sized lots in the northern portion of the development to a more-dense housing product and commercial uses close to State Highway 44. Everton proposes a mixture of lot types and open space modeled to emulate the exclusive feel of the Legacy Subdivision to the north, all of which will contribute to and complement the existing community.

Everton aligns with the intent of Eagle's comprehensive plan by complementing surrounding development and providing residential, commercial and employment opportunities in this part of Eagle. The proposed development

will support the City's goal of developing a balanced community by encouraging a mixture of residential and commercial growth in this area. Commercial opportunities in this area will support the City's goal to provide greater commercial and employment opportunities, alleviating the need for residents to travel into adjacent cities for services and employment. Everton will increase opportunities for residents to live, work and play in Eagle, in alignment with *Goal E* within the Economic Development Goals.

In alignment with the goals and objectives of the *Floating Feather Planning Area*, the Developer's intent is to develop a distinct and well-designed community with diverse residential opportunities including open space, internal pedestrian networks and ancillary commercial uses along State Highway 44. A variety of lots sizes and housing styles has been incorporated into the proposed development plan, in alignment with *Section 6.7.4* of the Comprehensive Plan. The proposed zoning designations and enclosed development plan support the intent of the land use designations and 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?;

(2) The availability of public services to accommodate the proposed development;

(3) The continuity of the proposed development with the capital improvement program;

(4) The public financial capability of supporting services for the proposed development;

(5) The other health, safety and environmental problems that may be brought to the City's attention.

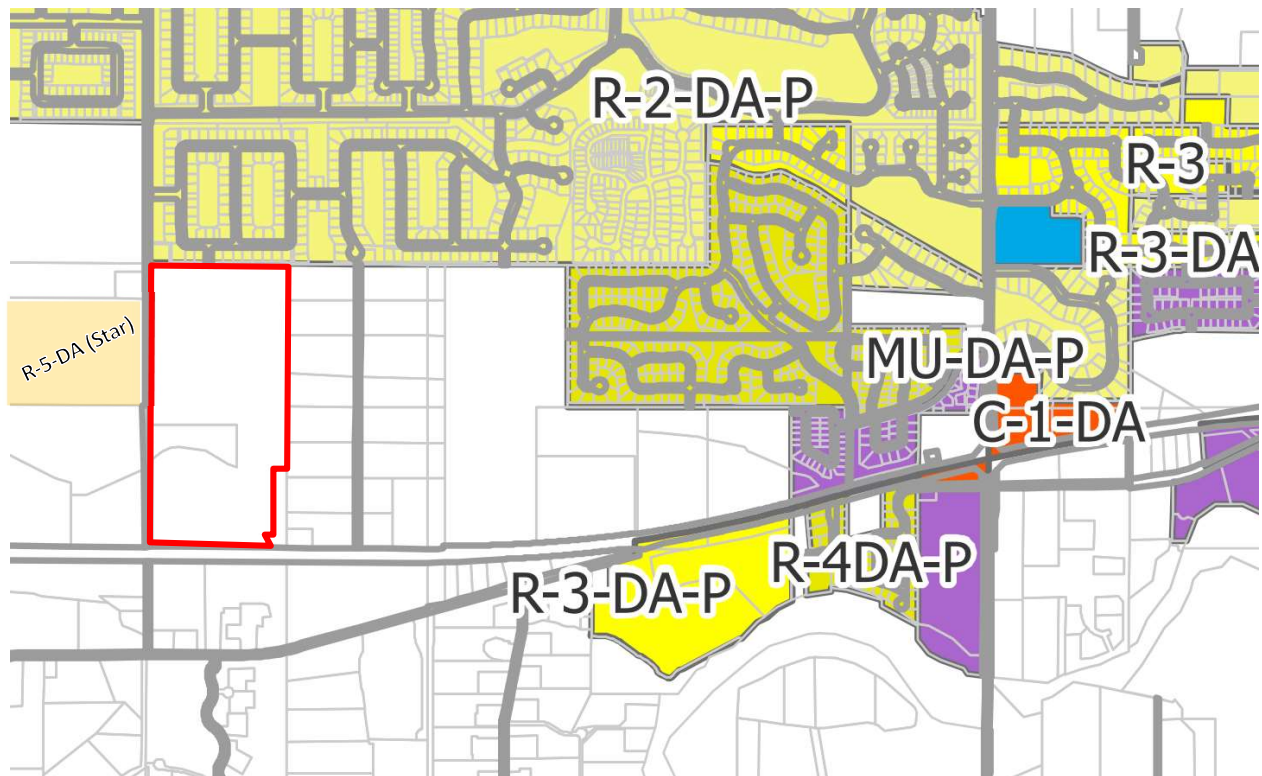
Sewer and water service will be extended from the Legacy Subdivision to the north and will be looped through the Everton Subdivision. Pressurized irrigation will be provided to lots throughout the subdivision and will be owned and maintained by the HOA.

Public streets are proposed throughout the development, with two points of access to Palmer Lane and a connection to an existing stub street to the Legacy Subdivision to the north (Alidade). A traffic impact study has been completed for the project and has been submitted to ACHD and ITD for review. A copy of the report has been included in this application for reference.

The proposed development supports Eagle's capital improvement program and aligns with the City's vision for this property. We are not aware of any health, safety or environmental problems that should be brought to the City's attention at this time.

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

The R-1, R-4, R-6 and C-2 zone requests are consistent with the city’s plan to expand in this area and will help to build a commercial and residential foundation compatible with adjacent neighborhoods and residences. The Legacy Subdivision to the north is zoned R-2-DA-P. Property to the south and east is currently zoned RUT in Ada County. Property to the west of Palmer Lane is zoned R-5-DA in Star (5 units per acre) to accommodate a future single family residential subdivision (Fountain Park) and RUT in Ada County. The zones and design of Everton is consistent with the Comprehensive Plan designation of Neighborhood Residential and will be compatible with constructed and future developments as anticipated by the Future Land Use Map.



For large-scale developments [incorporating fifty (50) or more lots or dwelling units]:

- (1) Identify all public services that would 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.**
- (2) Provide an estimate of the public service costs to provide adequate service to the development.**
- (3) Provide an estimate of the tax revenue that will be generated from the development.**
- (4) Provide 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.**
- (5) One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the Plat and/or Site Plan on a CD or USB drive.**

Essential public facilities and services including water, sewer, police, fire and education facilities are in the vicinity. Utilities for the development will be extended to the site from the Legacy Subdivision to the north and will be provided by the City of Eagle and the Eagle Sewer District. Pressurized irrigation will be provided to each of the residential lots; location and specific design will be determined with the final design of the project. Fire Station Number 3 is less than 1.5 miles to the east on Clearfield Drive and Fire Station Numbers 1 & 2 are in close proximity. Everton will not create excessive additional requirements at public cost for public facilities and services as the developer will be responsible for any associated costs.

Approximately 29.82% of the site, or 22.92 acres, of open space is proposed throughout the community. Approximately 12.81 acres of the site is considered qualifying active open space. Ample open space has been thoughtfully placed throughout the Everton development. Two ponds are proposed within Blocks 5 and 6 to provide a private amenity to abutting homes within this part of the community. An additional open space area, and pond are also proposed in a central location in the south part of the site for the single-family attached part of the project. A pool, changing rooms, 2 pickleball courts and a seating area will be available to future residents within a central location in the north part of the project, just east of one of the main entrances (Wilder Farms Drive). Pathways will be located throughout the development to provide connectivity for future and existing residents. Two City pathways will be provided adjacent to the Middleton Mill and Dry Creek Canals, which will remain open to provide a natural amenity for residents.

Adequate service to the site will be financed by the developer, we do not anticipate any additional public service costs. At this time, we do not have an estimate of the tax revenue to be generated from the development, we anticipate home construction will occur in 6 phases and will begin in 2024.

A georeferenced ArcMap compatible file of the plat has been included within this application.

Community Design

The Everton preliminary plat encompasses approximately 77 acres and consists of 138 single-family detached residential, 74 single-family attached residential (townhome), 11 commercial lots, and 18 common open space lots, totaling 241 lots overall. The R-1 district consists of 12 residential lots, all of which have been designed to coincide well with Ada County residential lots to the east. The R-4 district consists of 126 lots, strategically placed to ensure compatibility with the Legacy Subdivision to the north. The R-6 district consists of 74 lots and will include a single-family attached townhome product to provide a variety of living options for future residents. The C-2 district includes 11 lots adjacent to Palmer Lane and State Highway 44 to provide a buffer and transition to housing as well as a convenient location for future neighborhood serving commercial uses.

Residential lot sizes range from approximately 22,500 square feet to 29,6187 square feet in the R-1 district; 6,000 square feet to 12,738 square feet in the R-4 district; and 2,880 square feet to 3,675 square feet in the R-6 district. The C-2 district includes a variety of lot sizes which may be consolidated or adjusted to accommodate future users.

Slight variations from typical code requirements are requested to accommodate a variety of housing types and styles as envisioned by the Developer. Analysis of those requests are included within the PUD section.

Access and Connectivity

Two primary points of access are proposed to serve the Everton Subdivision via Palmer Lane. Muller Drive will serve as the main point of access for the commercial component of the project and the single-family attached part of the project. Wilder Farms Drive has been designed in alignment with an approved subdivision located west of Palmer Lane and will serve as the main point of access for the single-family detached portion of the project.

One stub streets is proposed to connect to the Legacy Subdivision to the north via Alidade Avenue with the development of this property. This connection will provide an additional access point for the existing neighborhood and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area.

A traffic impact study has been submitted to Ada County Highway District (ACHD) and Idaho Transportation Department (ITD) for review. Internal roads are proposed to be local and will be owned and maintained by ACHD. No direct access is proposed to State Highway 44.

Amenities, Open Space and Walkability

Everton is proposing ample open space with 22.92 acres of open space overall, which is approximately 30% of the site. Over 10.5 acres of open space area is being provided adjacent to the Middleton Mill and Dry Creek Canals. Almost 8 acres of open space is being provided adjacent to the proposed ponds.

A pathway system will be included within open space and adjacent to roadways to provide pedestrian connectivity throughout Everton and to existing adjacent neighborhoods. The pathway system will connect with the Legacy Subdivision to the north and will travel along with the Middleton Mill and Dry Creek Canal. Pathways have been discussed with the City’s Trails Superintendent and will go before the Parks, Pathways & Recreation Commission.

Central open space included within the subdivision will serve as a gathering place for residents, with a conveniently located pool, changing rooms, pickleball courts and landscaped areas throughout the community. The pathways provide an active amenity for residents who can safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners’ association.



Planned Unit Development

A written justification of items 1-16 on the PPUD checklist is addressed below:

Everton is proposed as a planned unit development to allow for 212 buildable single-family, 11 commercial and 18 common lots. The proposed PUD will support the City of Eagle's goal in expanding residential and commercial options in this area and is in the public interest as it will complement and provide services to surrounding neighborhoods.

Everton has been designed with complementary lot sizes to provide a transition in density from Ada County residential lots to the east and the Legacy Subdivision to the north. Lot and home sizes will be harmonious with existing development and the intended character of the area.

Utilities for the development will be extended to the site and will be provided by the City of Eagle Water and the Eagle Sewer District. There are numerous schools and childcare options in the vicinity. Fire Station Number 3 is less than 1.5 miles to the east on Clearfield Drive and Fire Station Numbers 1 & 2 are in close proximity. Everton will not create excessive additional requirements at public cost for public facilities and services as the developer will be responsible for any associated costs.

Everton includes approximately 22.92 acres of open space or 30% of the overall site, exceeding code requirements. Over 10.5 acres of open space area is being provided adjacent to the Middleton Mill and Dry Creek Canals. Almost 8 acres of open space is being provided adjacent to the proposed ponds. A rendering, landscape plans, pathway plan and open space exhibit have been included to depict the amenities and open space proposed.

Flexibility Requested with PUD

In alignment with the goal and objective of Planned Unit Developments, Everton is proposing a set of standards regarding lot sizing and dimensional requirements within the residential districts. Exceptions are requested within the PUD to allow for flexibility to accommodate a variety of housing options, preserve open space, and facilitate efficient use of the land. To offset the flexibility requested, the development has been designed with ample open space, community amenities, preservation of natural features, and clustering of a variety of housing styles where possible.

The table below demonstrates the standards proposed in the R-1, R-4 and R-6 districts. Variations from code have been highlighted to demonstrate the standards requested. Dimensional standards not included within the table are proposed to conform with Eagle City Code requirements.

YARD SETBACKS				
		R-1	R-4	R-6
Per City Code	Side Yard	15'	7.5'	5'
PUD Proposal		15'	5'	5'
Per City Code	Rear Yard	30'	25'	20'
PUD Proposal		30'	15'	20'
MAXIMUM LOT COVERAGE				
		R-1	R-4	R-6
Per City Code		35%	40%	60%
PUD Proposal		35%	50%	60%
MINIMUM LOT AREA				
		R-1	R-4	R-6
Per City Code		37,000 SF	8,000 SF	1,600 SF
PUD Proposal		22,500 SF	6,000 SF	2,880 SF
MINIMUM LOT WIDTH				
		R-1	R-4	R-6
Per City Code		100'	70'	20'
PUD Proposal		100'	50'	30'
MAXIMUM DENSITY				
		R-1	R-4	R-6
Per City Code		1.0 unit/acre	4 units/acre	6 units/acre
PUD Proposal		1.5 units/acre	2.7 units/acre	5.5 units/acre

Lot Dimensional Standards

Decreased rear and interior side yard setbacks and lot width in the R-4 district coincide with the type of housing product the Developer would like to construct in the Everton development. Flexibility on these standards will allow a larger variety of homes at various price points. An increase in the maximum coverage of lots within the R-4 district will provide prospective residents a variety of floorplan, elevation and outdoor finish options. Setbacks, widths and maximum lot coverages proposed in the R-1 and R-6 district comply with and exceed code requirements.

Minimum Lot Sizes & Density

As noted in the table above, variations from the minimum lot sizes required in the R-1 and R-4 districts are requested as part of the PUD application. The Developer asks for decreased minimums to accommodate a variety of floorplans and building footprints within each zone. Smaller lots sizes will allow the Developer to include a variety of housing styles at varying price points, which will benefit the community and provide a different product not commonly available in Eagle.

Typically, one dwelling unit per acre is the maximum density permitted in the R-1 district. Everton features 12 R-1 lots adjacent to existing Ada County residences to the east. Most lot sizes are close to 37,000 square feet, however, variations have occurred due to site constraints resulting from canal and ditch placement. Lot sizes vary and as a result, the density is slightly above the 1 unit/acre allowance in an effort to maintain and keep those ditches open. The applicant requests that the R-1 portion of the site be permitted to exceed the typical density requirement, with 1.5 units/acre as the maximum density.

Housing Style and Similar Projects Completed

The Developer has constructed homes within several communities in the Treasure Valley. As a local company, they are excited to develop a premier community in Eagle and are looking forward to emulating a similar aesthetic present in nearby development. The housing product they anticipate developing includes a single-family detached and attached product, with varying lot sizes to accommodate a variety of footprints for future residents.

Examples of the type of architecture anticipated for the single-family detached and attached product are shown for reference below.



Conclusion

We are excited to bring the Everton subdivision to the City of Eagle. We believe that the proposed zoning, PUD and preliminary plat will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of Eagle.

We appreciate the time you and other staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planning Manager

cc: TH Lost River, LLC